

# \$799,999 - 267 Magnolia Crescent Se, Calgary

MLS® #A2227383

**\$799,999**

4 Bedroom, 3.00 Bathroom, 2,239 sqft

Residential on 0.08 Acres

Mahogany, Calgary, Alberta

Welcome to Your Dream Home! Brand New & Never Lived In! Built by Excel Homes, this stunning, upgraded

Collingwood model is located in the beautiful community of Mahogany, minutes from the lake, community parks and the wetland reserves. Designed for both families and entertainers, this home offers 2,239 square feet of thoughtfully crafted living space, modern luxury, and incredible future potential with zoning for a LEGAL BASEMENT SUITE (with city approvals). FOUR BEDROOMS above grade! Upon entering, you'll be greeted by a spacious

entryway leading to an open concept main floor. The family room and dining area are designed for comfort and entertainment. Youâ€™ll love the well separated main floor office/flex space. At the heart of the home is the chef's kitchen, featuring SS appliances, crisp white cabinets, stone counters & large island. In addition, the main floor boasts a large walkthrough pantry featuring additional space that could be used as further prep and baking space or a breakfast and coffee bar offering storage and malleability. Oversized patio doors lead to a deep and spacious backyard, flooding the main floor w/natural light to create a bright and welcoming atmosphere. With 9 foot ceilings and luxury vinyl plank flooring, the entire main level exudes both elegance and functionality. Upstairs, you'll find FOUR



generously sized bedrooms, perfect for your growing family.

The primary suite is a peaceful retreat, offering a spa like 5 piece ensuite with an oversized shower, a relaxing soaker tub, dual sinks and a large walk-in closet. The central bonus room is an inviting space for family movie nights or relaxation. The upper level is complete with a convenient laundry room and a spacious family bathroom. This home offers even more potential with its RG zoning, which allows for the development of a legal basement suite (subject to city approvals). The basement is already equipped with rough-inâ€™s for suite development and features a separate side entrance, making future suite development easy. Whether youâ€™re looking to create a mortgage helper or an in law suite, this home has you covered. Quick possession is available, so you can start living your dream sooner. Donâ€™t wait, book your private viewing today!

Taxes for 2025 have not yet been established. Taxes listed at 4500\$/yr is an approximate.

Built in 2025

**Essential Information**

MLS® #	A2227383
Price	\$799,999
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,239
Acres	0.08
Year Built	2025

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	267 Magnolia Crescent Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3S4

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Family Room, Tile
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

### Exterior

Exterior Features	BBQ gas line, Other
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt
Construction	Cement Fiber Board

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      June 6th, 2025  
Days on Market                3  
Zoning                              R-G  
HOA Fees                         550  
HOA Fees Freq.                ANN

**Listing Details**

Listing Office                    CIR Realty

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