

# \$949,900 - 33 Magnolia Path Se, Calgary

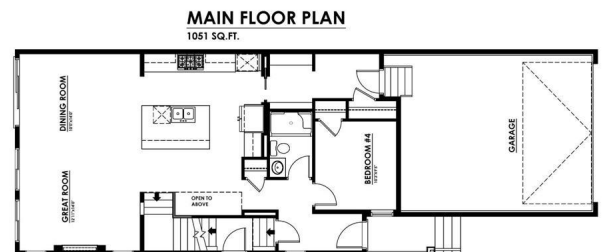
MLS® #A2241960

**\$949,900**

6 Bedroom, 3.00 Bathroom, 2,338 sqft  
Residential on 0.09 Acres

Mahogany, Calgary, Alberta

Incredible Opportunity â€” Brand New 2025 Jayman BUILT Legal Suite, 6 Bedrooms, 4 Full Bathrooms & Prime Mahogany Lake Location! Welcome to the stunning â€œKARMA 24â€• Signature Home, expertly crafted by Jayman BUILT, offering nearly 3,300 sq. ft. of total living space across three beautifully finished levels with a LEGAL BASEMENT SUITE and side entranceâ€”perfect for multigenerational living or rental income. Ideally situated in the prestigious lake community of Mahogany, this home offers unmatched access to parks, schools, shopping, South Health Campus, the worldâ€™s largest YMCA, and, of course, Mahogany Lake's year-round activities including beaches, skating, and more. From the moment you enter, you'll be captivated by the quality craftsmanship and luxurious LVP flooring that flows throughout the open-concept main level. Designed for both entertaining and daily living, the spacious gourmet kitchen features gleaming quartz countertops, a large central island, walk-through pantry, and premium KitchenAid stainless steel appliances including a 25 cu. ft. French door refrigerator with ice maker, built-in microwave, Broan cabinet hood fan, and gas cooktop. A generous dining area opens to the expansive great room, all bathed in natural light and extending seamlessly to your private backyard through sliding patio doors. A main floor bedroom with full 3-piece bathâ€”featuring a walk-in shower with sliding



glass door”offers flexibility for guests or aging family members. Upstairs, you™ll find an impressive layout with 1,290+ sq. ft., including a centralized bonus room, convenient upper laundry, two well-sized bedrooms, and a stylish 4-piece bath. The showstopping primary suite offers a true retreat, featuring dual vanities, makeup desk, a luxurious standalone soaker tub, glass shower, and a massive walk-in closet. The professionally finished legal basement suite features a separate side entrance, a full kitchen, a living area, two additional bedrooms, a full bathroom, laundry facilities, and generous windows that offer abundant natural light”ideal for long-term rental or extended family use. Enjoy peace of mind with energy-efficient features, including triple-pane windows, a tankless hot water heater, a high-efficiency furnace, and solar panel rough-ins. BONUS: This home qualifies for the CMHC Eco Plus Rebate, offering up to 25% back on mortgage insurance premiums for climate-friendly homes! Whether you're looking for an investment property, a large family home, or a flexible multigenerational layout, this home offers it all in one of Calgary™s most desirable lake communities. Don™t miss out”schedule your private showing today!

Built in 2024

Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2241960  |
| Price          | \$949,900 |
| Bedrooms       | 6         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 2,338     |
| Acres          | 0.09      |
| Year Built     | 2024      |

|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 33 Magnolia Path Se |
| Subdivision | Mahogany            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3M 3X7             |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Amenities      | Dog Park                                  |
| Parking Spaces | 4                                         |
| Parking        | Double Garage Attached, Concrete Driveway |
| # of Garages   | 2                                         |

### Interior

|                   |                                                                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Tankless Hot Water, Walk-In Closet(s), Smart Home |
| Appliances        | Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Tankless Water Heater                                                                                     |
| Heating           | Forced Air, Natural Gas                                                                                                                                               |
| Cooling           | None                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                   |
| Basement          | Exterior Entry, Full, Suite                                                                                                                                           |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Private Entrance                      |
| Lot Description   | Rectangular Lot, Corner Lot           |
| Roof              | Asphalt Shingle                       |
| Construction      | Brick, Cement Fiber Board, Wood Frame |
| Foundation        | Poured Concrete                       |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 21st, 2025 |
| Days on Market | 79              |

|                |     |
|----------------|-----|
| Zoning         | R-G |
| HOA Fees       | 558 |
| HOA Fees Freq. | ANN |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Jayman Realty Inc. |
|----------------|--------------------|

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