# \$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 "KARMA 24― 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 world'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 doorâ€"offers flexibility for guests or aging family members. Upstairs, you'II 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 lightâ€"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 10 solar panel. 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 outâ€"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 Concrete Driveway, Double Garage Attached

# 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, Microwave, Range Hood, Refrigerator, Gas Range,

Tankless Water Heater

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Electric, Great Room, Tile

Has Basement Yes

Basement Full, Exterior Entry, Suite

#### **Exterior**

Exterior Features Private Entrance

Lot Description Corner Lot, Rectangular Lot

Roof Asphalt Shingle

Construction Wood Frame, Brick, Cement Fiber Board

Foundation Poured Concrete

## **Additional Information**

Date Listed July 21st, 2025

Days on Market 102

Zoning R-G

HOA Fees 558

HOA Fees Freq. ANN

# **Listing Details**

Listing Office Jayman Realty Inc.

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