



GRASSROOTS
REALTY GROUP

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340 Magnolia Crescent SE
Calgary, Alberta

MLS # A2231093



\$839,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,322 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Level, Pie Shaped Lot, Street Lighting		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: N/A

Modern Elegance Meets Family Functionality A beautifully designed home that perfectly blends contemporary style with thoughtful, family-friendly features. At the heart of the home is a chef-inspired kitchen featuring ceiling-height wood cabinetry, white quartz countertops, a timeless subway tile backsplash, and an upgraded appliance package with a built-in oven, microwave, and sleek countertop stove – ideal for everyday meals or elegant entertaining. Sunlight floods the main living space through expansive south-facing windows, highlighting the cozy central gas fireplace. The open dining area connects seamlessly to the backyard, making indoor-outdoor living a breeze. A rare main floor bedroom with a full 3-piece bath offers flexibility for guests, multigenerational living, a nanny suite, or a private home office. Upstairs, a spacious entertainment room sets the stage for movie nights and family fun. The luxurious primary suite features a walk-in closet and spa-like 5-piece ensuite, while two additional bedrooms share a second 5-piece bathroom – ideal for growing families. The separate side entrance and 9-ft basement ceilings offer excellent potential for a future legal suite, rental unit, or extended family space (subject to city approval and permitting). This is more than just a home – it's a lifestyle. Discover the elegance, flexibility, and comfort this home has to offer. Book your private tour today!