



GRASSROOTS
REALTY GROUP

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354 Magnolia Square SE
Calgary, Alberta

MLS # A2233732



\$665,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,609 sq.ft.	Age:	2021 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Low Maintenance Landscape, Private, Rectang		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Quartz Counters, Stone Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: All Window Coverings and AC unit.

Welcome to this beautifully upgraded home in the highly sought after lake community of Mahogany, offering full access to beaches, walking paths, and all the exclusive lake amenities that make this neighbourhood one of Calgary's finest. Built in 2021 by Excel Homes and backed by a full transferable home warranty, this meticulously maintained property offers 2,180 sqft of elegant, fully developed living space. Step inside to discover 9 foot ceilings, luxury vinyl plank flooring, and expansive windows that flood the home with natural light. The main floor features a spacious open concept layout with a stunning living room accent wall complete with floating shelves, a floor to ceiling stone faced electric fireplace, and custom design touches. The chef's kitchen is a dream, highlighted by quartz countertops, extended cabinetry, stainless steel appliances, a built in microwave, and a large centre island with a breakfast bar. A convenient rear mudroom with built in storage and a half bath complete the main level. Upstairs you'll find three generous bedrooms, including a luxurious primary suite with an upgraded ensuite boasting dual vanities, quartz counters, and a huge walk in closet with natural light. The lower level is fully finished with a spacious rec room, flex space, a fourth bedroom, and a full bathroom, perfect for guests or growing families. The exterior features low maintenance landscaping and a fully finished double detached garage. Whether you're relaxing at the beach, entertaining in your dream kitchen, or enjoying the comfort of a fully finished basement, this home checks all the boxes. Don't miss your opportunity to live in one of Calgary's best lake communities. Contact the listing agent today for your private showing!

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