



GRASSROOTS
REALTY GROUP

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366 Magnolia Square SE
Calgary, Alberta

MLS # A2240833



\$664,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,585 sq.ft.	Age:	2019 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Low Maintenance Landscape,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Built-in Features, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s)		
Inclusions:	TV Mount(s), Floating Shelves in Half Bathroom & Basement Bathroom, Doorbell Camera(x2).		

Welcome to this beautifully upgraded detached family home located in the award-winning lake community of Mahogany. Boasting over 2,300 square feet of thoughtfully designed living space, this 4-bedroom, 3.5-bathroom home combines modern elegance with everyday functionality. Step inside to a bright and open main floor featuring wide plank laminate flooring and an inviting front living room centred around a stunning custom mosaic tile electric fireplace. The spacious dining area flows seamlessly into the chef-inspired kitchen, complete with upgraded stainless steel appliances including a range hood and built-in microwave, full-height cabinetry, sleek subway tile backsplash, gleaming white quartz countertops and a generous pantry for all your storage needs. Tucked behind the kitchen is a convenient mudroom with custom built-ins and a stylish half bath. Just off the stairs a charming den offers flexible space ideal for a home office, reading nook, or children's play area. Upstairs, you'll find two generous bedrooms—one with a walk-in closet—a full 4-piece bathroom, as well as a convenient upper-level laundry room. The expansive primary suite is a true retreat, featuring a walk-in closet and a spa-inspired ensuite with dual sinks, quartz counters and a beautifully tiled stand-up shower. The professionally developed basement is perfectly laid out with a large fourth bedroom currently used as a home gym, a 3-piece bathroom. Head down the hallways to the spacious family room complete with a dry bar—ideal for entertaining or movie nights. Step outside to a fully fenced, private backyard oasis featuring low-maintenance landscaping, a two-tiered deck, and a pergola—ideal for summer gatherings and outdoor enjoyment. Ideally located across from a large park and offering full lake access to Mahogany Lake, this

home is close to top-rated schools, playgrounds, shopping, restaurants, and the stunning wetlands. A truly exceptional opportunity in one of Calgary’s premier lake communities.