



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**295 Magnolia Drive SE**  
**Calgary, Alberta**

**MLS # A2256336**



**\$729,999**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,725 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	5
<b>Garage:</b>	Alley Access, Off Street, Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscap		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Other, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Separate/Exterior Entry, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Other, Wood Frame, Wood Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

FACING GORGEOUS PARK! Welcome to Mahogany, Calgary's premier 4 season lake community and a smart investment opportunity rolled into one. This HIGHLY UPGRADED property offers over 2,518 sq. ft. of total developed living space, complete with a fully legal basement suite with 2 bedroom, 2 bathroom, all in a sought after location directly facing a gorgeous park and playground! The main level is designed with investors and extended families in mind. The main floor features a bright open-concept layout, soaring ceilings, 8 ft doors, luxury vinyl plank flooring, and a modern two-toned kitchen with herringbone tile backsplash, stainless steel appliances, and a beautiful quartz adorned island. A main floor bedroom (or office) with a full 3 piece bathroom provides flexible options for guests or multi-generational living—boosting rental appeal. Upstairs, you'll find a spacious bonus room, 3 additional bedrooms, and 2 full bathrooms, including a private primary 4 pc. ensuite. The lower level is where this home truly shines: a separately accessed, legal 2-bedroom, 2-bathroom living space with its own kitchen, living area, laundry, and high-end finishes. Whether you're looking to generate income, host extended family, or offset your mortgage, this secondary suite makes the property a standout investment. Outside, you'll appreciate the low-maintenance yard, with a rear 2 car parking pad with future garage potential, and unbeatable front curb appeal directly across from green space. Located in a family-friendly, amenity-rich community, Mahogany offers residents exclusive access to its private lake, beaches, skating rinks, and year-round recreation. Plus, you're just minutes from shopping, restaurants, schools, and South Health Campus, making it attractive for both homeowners and tenants. Whether

you’re building your portfolio or looking for a home that pays you back, this Mahogany gem delivers. Schedule your private tour today!