



GRASSROOTS
REALTY GROUP

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190 Magnolia Square SE
Calgary, Alberta

MLS # A2265015



\$705,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,658 sq.ft.	Age:	2021 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Suite	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Quartz Counters, Separate Entrance, Tankless Hot Water		

Inclusions: N/A

10 Reasons You'll Love This Stylish, Income-Generating Home in Mahogany! 1. Legal Basement Suite: Fully self-contained 1-bed suite with private side entrance, in-suite laundry, full kitchen, and great ceiling height — ideal as a mortgage helper. 2. 4 Bedrooms, 3.5 Bathrooms Total: 3 bedrooms upstairs plus a 1-bedroom basement suite. Includes a double-sink ensuite, powder room on main, and full baths up and down. 3. Jayman-Built Sonata Model: A modern and efficient floorplan with no wasted space — no bonus room means bigger bedrooms and more practical living areas. 4. Spacious Split-Level Layout: 12' ceilings in the great room and 11' ceilings in the basement — a rare architectural feature that elevates the entire home. 5. Stylish Upgraded Kitchen: Two-tone cabinets, black marble backsplash, quartz counters, upgraded appliances, and chimney hood fan — sleek and functional. 6. Solar Panels on the Roof: Enjoy modern energy efficiency with 6 rooftop solar panels that help offset electricity costs, plus a tankless hot water system that delivers hot water on demand while reducing standby energy use. 7. Contemporary Finishes Throughout: Includes Hardie board exterior siding, glass stair railings, designer lighting, modern tile work, dual vanities, and luxury vinyl plank flooring make this home move-in ready, stylish and built to last. 8. Located in Mahogany — Calgary's Top Lake Community: Enjoy four-season lake access, beach club amenities, walking paths, and all the shopping, dining, and schools this award-winning neighbourhood offers. 9. Backyard Space Ready for Your Garage: The lot accommodates a future double detached garage and still leaves you with decent room to enjoy a private backyard. 10. Park and Playground Just Steps Away: Enjoy the open feel of facing a park

area, with a playground just steps away — ideal for families or anyone who enjoys outdoor space.