



GRASSROOTS
REALTY GROUP

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

98 Magnolia Square SE
Calgary, Alberta

MLS # A2275585



\$749,900

Division:	Mahogany		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	1,880 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Dog Run Fenced In, Front Yard, Low Maintenance Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Open Floorplan, Walk-In Closet(s)		

Inclusions: Solar Panels, Wall-Mount Brackets for TVs, Nest Doorbell, Hot Tub, Back Door Pax wardrobes, bookcases in living room, Main bedroom Pax wardrobe, pipe shelving in loft, car lift in garage, play fort in basement, cabinets on front porch

Triple Garage Alert! Welcome home to this inviting Mahogany 3 Storey home, perfectly positioned on a large pie-shaped lot offering exceptional indoor and outdoor living. A generous front porch sets the tone, welcoming you into a thoughtfully designed entry complete with a built-in bench for boots and jackets and a convenient front closet. The main floor opens into a bright, airy living space highlighted by large triple-pane windows, high ceilings, ceiling fans, and seamless flow between the living room, dining area, and kitchen—ideal for both everyday living and entertaining. Just beyond the kitchen is a discreet main-floor bathroom and a rear entry leading to the expansive backyard. Outdoor features include a large deck built around the Arctic Spas hot tub, a pergola, abundant garden beds, and a dedicated dog run. A cleverly hidden dog door, concealed within a closet, provides direct access to the run. The low-maintenance landscaping continues with a no-mow front yard and a clover lawn in the backyard. Upstairs, the primary bedroom serves as a private retreat with a walk-in closet and ensuite. Two bedrooms with full closets and an additional bathroom complete this level. Luxury vinyl plank flooring was installed throughout the second and third floors in 2022, with new carpet on the stairs. One of the home's most distinctive features is the third-floor loft, offering two large, flexible spaces. One, perfect for an additional bedroom, the other available for use as a home office, studio, or playroom. The unfinished basement remains a blank canvas ready for your future vision. The detached triple garage is a standout feature, offering over 750 sqft of space with ceilings over 11 feet high. Two of the three bays are vaulted, and the garage is equipped with a car lift from Lift King, 220V wiring, and a gas line already installed for future heating.

An additional parking pad provides space for extra vehicles or RV parking. The home also includes air conditioning, a solar panel system, and a hot water tank replaced in 2025. Located in the award-winning lake community of Mahogany, residents enjoy exclusive access to Calgary's largest freshwater lake, two private beaches, extensive pathway systems, and year-round recreation. With excellent schools, numerous nearby parks, shops, restaurants, and quick access to major roadways, Mahogany offers an exceptional blend of lifestyle, convenience, and community in Calgary's vibrant southeast.