



**146 Magnolia Square SE
Calgary, Alberta**

MLS # A2302512



\$709,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,589 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Heated Garage, RV Access/Parking		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Pantry, See Remarks		

Inclusions: TV Mount, Alarm System with no contract to assume, Cushion Rack in Garage, Sunshade for Pergola

**** Open House Saturday April 25th from 1pm-3pm! **** Welcome to this bright 4-bedroom, 3.5-bathroom two-storey home, set on a spacious 4,962 sq ft southwest-facing pie lot with an oversized 24x24 heated garage and RV parking, located in the award winning lake community of Mahogany. This lovingly well-maintained home offers a very functional layout with modern finishes, upgrades throughout, and a fully finished basement. The open concept main floor features the stylish kitchen with quartz countertops, island with drawers, cabinets, and bar seating, stainless steel appliances, useful pantry, and added broom/vacuum storage. Upgraded sliding patio doors in the kitchen create a smooth transition to the outdoor deck, while allowing an abundance of natural light to fill the main floor. The living room features an electric fireplace with custom floating wood shelves and flows seamlessly into the dining area. The rear mudroom with built-in lockers adds everyday practicality, and the powder room completes the main level. The upper level includes three bedrooms, two full bathrooms, a laundry room with shelving and a linen closet. The spacious primary suite accommodates a king-sized bed and additional furniture, and features a walk-in closet and the beautifully finished ensuite with dual sinks and a fully tiled walk-in shower. The fully finished basement includes the spacious family room, fourth bedroom, full bathroom, storage, and utility room. Central air conditioning, added in 2025, keeps the home comfortable all summer long. The oversized southwest-facing yard features a lovely deck with a gas line for a BBQ and pergola, fenced RV parking, and a heated 24x24 garage with an extra wide 18-foot wide overhead door. Enjoy this quiet location just steps from a park and playground, with easy access to major routes leading to Mahogany Lake and nearby

amenities including restaurants, grocery stores, and shops. This very well cared for, fully finished home with a large yard and oversized garage is ready to impress, don't miss your chance to make it yours.