



**134 Magnolia Square SE  
Calgary, Alberta**

**MLS # A2200841**



**\$679,900**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,777 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot, Street		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows		
<b>Inclusions:</b>	N/A		

**\*\*OPEN HOUSE - SATURDAY APRIL 5TH 11:00AM-1:00PM\*\*** This stunning two-story home offers an incredible opportunity for families seeking both comfort and an elevated lifestyle. Situated on a quiet square that wraps around Magnolia Square's greenspace and the "Blue Park," this home provides the perfect blend of tranquility and convenience. With nearly 1,800 sq. ft. of thoughtfully designed living space, this Hopewell-built home features 10-foot ceilings on the main floor, creating a bright and spacious atmosphere. The open-concept design seamlessly connects the front living room to the dining area, making it an ideal space for both entertaining and everyday living. The fully upgraded back kitchen is a true showstopper, boasting neutral-tone cabinetry with black hardware, quartz countertops, a chevron-patterned subway tile backsplash, a large centre island, and sleek stainless steel appliances. A full-sized walk-in pantry ensures ample storage, while an oversized back window allows for beautiful views of the backyard. Wrought iron railings add a modern touch, enhancing the already open and airy feel of the main floor. Central air conditioning provides year-round comfort, keeping the home cool in the summer. The upper level is designed with functionality in mind, offering three spacious bedrooms, including a luxurious primary suite complete with a large walk-in closet and a four-piece ensuite featuring a glass-enclosed walk-in shower with stunning tile surround, dual sinks, and a quartz vanity. Two additional bedrooms, a conveniently located laundry room, and another full bathroom complete this level, making it perfect for growing families or those needing additional workspace. The unfinished basement with its large windows, provides a bright and open canvas for future development, whether it be a media room, home gym, or additional living

space. Outside, the property is designed for low-maintenance living, featuring an oversized stamped concrete patio that spans the entire back and side of the home—ideal for entertaining or relaxing outdoors. The oversized double detached garage not only provides ample space for vehicles and storage but is also equipped with 220V—perfect for EV charging or workshop needs. Living in Mahogany means more than just owning a home—it’s about embracing a lifestyle enriched by unmatched amenities. This award-winning lake community features Calgary’s largest freshwater lake with two private beach sites, perfect for swimming, kayaking, and paddle boarding. Residents enjoy exclusive access to the Mahogany Beach Club, a 22,000 sq. ft. recreational hub with year-round activities. The community is also home to over 265 acres of open space, including 74 acres of natural wetlands, 22 kms of scenic pathways, and numerous parks and playgrounds designed for outdoor enjoyment. The Mahogany Village Market offers a variety of shops, restaurants, and essential services, ensuring everything you need is close to home.