\$724,900 - 374 Magnolia Square Se, Calgary

MLS® #A2249819

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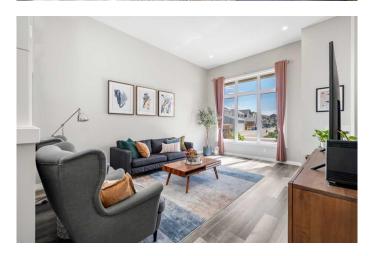
4 Bedroom, 4.00 Bathroom, 1,668 sqft Residential on 0.06 Acres

Mahogany, Calgary, Alberta

Welcome to MAHOGANY, one of Calgary's most celebrated lake communities, where exceptional amenities meet everyday convenience. This beautifully maintained JAYMAN SONATA floor plan combines thoughtful upgrades, SOLAR PANELS, an ILLEGAL SUITE and lush landscaping with a location just minutes to the MAHOGANY LAKE, BEACH CLUB and the community's extensive WETLANDS pathway system. A charming exterior with meticulous landscaping sets the tone. Step inside to SOARING CEILINGS in the living room, where oversized south-facing windows flood the space with natural light. Durable LUXURY VINYL PLANK flooring flows seamlessly throughout. A discreetly tucked away 2-piece powder room enhances everyday function. The dining area with DESIGNER LIGHTING overlooks the living room, creating an open, connected atmosphere that is ideal for entertaining. The kitchen overlooking the backyard is designed for both style and practicality with STAINLESS STEEL APPLIANCES, FULL-HEIGHT CABINETRY, a built-in wall pantry and a peninsula island that invites casual meals and peaceful morning coffees. Upstairs, LUXURY VINYL PLANK flooring continues throughout for a clean, cohesive finish. The primary suite overlooks the backyard and features a large WALK-IN CLOSET and a luxurious 5-PIECE ENSUITE with a dual vanity, no more sharing! A convenient LAUNDRY CLOSET is located







on this level along with an upgraded 3-piece main bath with stand-up shower and 2 additional bedrooms. The SUNSHINE BASEMENT is bright with tall ceilings and a SEPARATE ENTRANCE leading to a one-bedroom ILLEGAL SUITE. Complete with a full KITCHEN finished in STAINLESS STEEL APPLIANCES and QUARTZ COUNTERTOPS, 4-PIECE BATH, SEPARATE LAUNDRY and independent heating via a DUAL ZONE FURNACE, this level offers outstanding flexibility for extended family or guests. Outdoor living is equally impressive. Low-maintenance front landscaping is beautifully balanced with a rear grassy play area for kids and pets. The large rear deck, lush gardens and oversized SHED tucked beneath the deck provide ample storage and outdoor enjoyment. An OVERSIZED GARAGE offers secure parking and additional room for storage. Beyond the property, Mahogany offers a lifestyle unmatched in Calgary. Follow the pathway to serene WETLANDS or find yourself in just minutes at the MAHOGANY BEACH CLUB and 63-acre freshwater LAKE. Enjoy two private beaches, a splash park, fishing, tennis courts, an outdoor rink, winter bonfires and a year-round calendar of community activities. Everyday amenities including groceries, restaurants, coffee shops and retail are close at hand, while DEERFOOT and STONEY TRAIL make commuting a breeze. A stylish, well-cared-for home with a versatile layout in a vibrant lake communityâ€"this is the complete package!

Built in 2019

Essential Information

MLS® # A2249819

Price \$724,900

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,668

Acres 0.06

Year Built 2019

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

Community Information

Address 374 Magnolia Square Se

Alberta

Community Mahogany

City Calgary
County Calgary

Postal Code T3M 2W4

Amenities

Province

Amenities Beach Access, Clubhouse, Park, Playground, Picnic Area, Racquet

Courts, Recreation Facilities

Parking Spaces 2

Parking Double Garage Detached, Oversized

of Garages 2

Interior

Interior Features Breakfast Bar, Double Vanity, High Ceilings, No Animal Home, No

Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting,

Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer,

Window Coverings

Heating Forced Air, Natural Gas, Zoned

Cooling None
Has Basement Yes

Basement Finished, Full, Exterior Entry, Suite

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Landscaped, Garden, Lawn

Roof Asphalt Shingle

Construction Composite Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 4th, 2025

Days on Market 42

Zoning R-G

HOA Fees 600

HOA Fees Freq. ANN

Listing Details

Listing Office eXp Realty

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