

390 Magnolia Square SE  
Calgary, Alberta

MLS # A2200804



**\$669,900**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,612 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Level, Rectangular Lot, Street Lighting, Z		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, Wood Frame, Wood Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

**Inclusions:** Electric Fireplace in Living Room

**\*\*OPEN HOUSE SUNDAY APRIL 6, 11:00AM-1:00PM\*\*** Nestled on a quiet square in Mahogany, Calgary's premier lake community, this stunning 2-storey home is perfectly positioned directly across from Blue Park. With a children's playground and green space right outside your door, you can relax on the inviting front porch while watching the kids play. Inside, the bright and spacious family room is filled with natural light from its three large windows and features an electric fireplace with a wood mantle, creating a warm and cozy atmosphere. The main floor boasts laminate flooring throughout, leading into a large central dining room with a big side window. The beautifully designed kitchen offers a blend of style and function, featuring white cabinetry, stainless steel appliances, a gas stove, white quartz countertops, a grey subway tile backsplash, a corner pantry, and a small island with bar pulls. Just off the kitchen, a pocket office provides the perfect space for working from home or completing homework. At the rear entrance, built-in locker-style storage keeps everything organized, while a convenient 2-piece bathroom adds functionality to the space. Upstairs, the primary suite is a private retreat, featuring a generously sized bedroom, a 4-piece ensuite with dual sinks, and a spacious walk-in closet. The laundry room is conveniently located just outside the primary bedroom, with a large linen closet across the hall for additional storage. Two front-facing bedrooms provide comfortable spaces for kids or guests. The fully finished basement expands the living space, offering a large recreation room, a fourth bedroom, and a 4-piece bathroom. Storage is never an issue, with additional space available in the mechanical room and two hallway closets. Step outside to a beautiful backyard oasis, complete with a small upper deck, a lower deck with a pergola, and a huge

22x24 double detached garage. A standout feature of this home is the additional single garage door on the yard side, providing easy access for garden tools, a lawnmower, or even the perfect setup for a cool summer cabana—imagine transforming the space into a shaded retreat for barbecues, outdoor lounging, or game-day gatherings with friends. Living in Mahogany means more than just owning a home—it’s about embracing a four-season lifestyle. With Calgary’s largest freshwater lake, residents enjoy swimming, fishing, and paddle boarding in the summer, while winter brings skating and festive community events. The private Beach Club offers year-round activities, and over 74 acres of parks and pathways connect the neighbourhood to scenic natural wetlands. The vibrant Urban Village features shops, restaurants, and essential services, making daily life convenient and enjoyable. As a six-time Community of the Year award winner, Mahogany continues to be one of Calgary’s most sought-after places to live. Don’t miss your opportunity to own a home in this incredible community! Contact us today for a pr