

# \$675,000 - 354 Magnolia Square Se, Calgary

MLS® #A2233732

## \$675,000

4 Bedroom, 4.00 Bathroom, 1,609 sqft

Residential on 0.06 Acres

Mahogany, Calgary, Alberta

Welcome to this beautifully upgraded home in the highly sought after lake community of Mahogany, offering full access to beaches, walking paths, and all the exclusive lake amenities that make this neighbourhood one of Calgary's finest. Built in 2021 by Excel Homes and backed by a full transferable home warranty, this meticulously maintained property offers 2,180 sqft of elegant, fully developed living space. Step inside to discover 9 foot ceilings, luxury vinyl plank flooring, and expansive windows that flood the home with natural light. The main floor features a spacious open concept layout with a stunning living room accent wall complete with floating shelves, a floor to ceiling stone faced electric fireplace, and custom design touches. The chef's kitchen is a dream, highlighted by quartz countertops, extended cabinetry, stainless steel appliances, a built in microwave, and a large centre island with a breakfast bar. A convenient rear mudroom with built in storage and a half bath complete the main level. Upstairs you'll find three generous bedrooms, including a luxurious primary suite with an upgraded ensuite boasting dual vanities, quartz counters, and a huge walk in closet with natural light. The lower level is fully finished with a spacious rec room, flex space, a fourth bedroom, and a full bathroom, perfect for guests or growing families. The exterior features low maintenance landscaping and a fully finished double detached garage. Whether you're



relaxing at the beach, entertaining in your dream kitchen, or enjoying the comfort of a fully finished basement, this home checks all the boxes. Donâ€™t miss your opportunity to live in one of Calgaryâ€™s best lake communities. Contact the listing agent today for your private showing!

Built in 2021

**Essential Information**

MLS® #	A2233732
Price	\$675,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,609
Acres	0.06
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	354 Magnolia Square Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2W4

**Amenities**

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

**Interior**

Interior Features	Pantry, Quartz Counters, Walk-In Closet(s), Stone Counters, Vinyl Windows
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Oven
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Back Yard, Level, Low Maintenance Landscape, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 23rd, 2025
Days on Market	24
Zoning	R-G
HOA Fees	570
HOA Fees Freq.	ANN

## Listing Details

Listing Office	2% Realty
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