



**395 Magnolia Drive SE
Calgary, Alberta**

MLS # A2313147



\$634,900

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|------------------|--------------------------------------------------------------------------|---------------|------------------|
| Division: | Mahogany | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,483 sq.ft. | Age: | 2023 (3 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Alley Access, Double Garage Detached, Garage Faces Rear, In Garage Elect | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot | | |

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|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Other, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s) | | |
| Inclusions: | 6 solar panels, all window coverings, garage door opener and 2 remotes | | |

Welcome to this beautifully maintained family home in the highly sought-after lake community of Mahogany. Offering nearly 1,500 sq. ft. of thoughtfully designed living space, this home features an open-concept layout with 9-foot ceilings and luxury vinyl plank flooring throughout the main level. The spacious living room is highlighted by a cozy fireplace and seamlessly connects to the dining area and stylish modern kitchen. Designed for both everyday living and entertaining, the kitchen showcases stainless steel appliances, quartz countertops, a central island with seating, and a convenient pantry. A powder room completes the main floor. Upstairs, you'll find a generous primary bedroom featuring a walk-in closet and private ensuite, along with two additional well-sized bedrooms, a full main bathroom, and convenient upper-floor laundry. The unfinished basement offers excellent future potential with 9-foot ceilings and a separate entrance, ready for your personal touch and development ideas. Step outside to enjoy the fully landscaped private backyard with a large deck which is perfect for relaxing or hosting family gatherings, plus access to the double detached garage equipped with a 40-amp outlet for electric vehicle charging. Additional upgrades include knockdown ceilings, triple-pane windows, on-demand hot water, upgraded window coverings, a water softener, six solar panels, and smart home features by Jayman Homes. Ideally located close to parks, schools, shopping, and all the amenities that Mahogany has to offer, this exceptional home combines comfort, efficiency, and convenience in one outstanding package. This is a home you won't want to miss!