



**291 Magnolia Square SE
Calgary, Alberta**

MLS # A2318158



\$624,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,800 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

This is not just a home – it is a lifestyle! Mahogany is a four-season lake community where residents can enjoy swimming, boating, a private Beach Club, sports courts and so much more. This four bedroom home shines with pride of ownership throughout. You will love the open concept layout of the main floor with its soaring ceilings and bright living area. The kitchen showcases stainless steel appliances and an abundance of bright white cabinetry. The main floor is complete by a bedroom and full four piece bathroom. Upstairs you will find a bonus room, upper floor laundry and 3 more spacious bedrooms. The primary bedroom comes complete with a private ensuite and walk-in closet. The basement is unfinished, with its own separate entry. There is a deck on the back of the house and a parking pad with ample off-street parking. It’s not every day a Calgarian can enjoy the beach – unless you live in Mahogany! Call today to book your private viewing.