



**GRASSROOTS**  
REALTY GROUP

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**170 Magnolia Square SE**  
**Calgary, Alberta**

**MLS # A2329591**



**\$627,500**

|                  |                                                                          |               |                  |
|------------------|--------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Mahogany                                                                 |               |                  |
| <b>Type:</b>     | Residential/House                                                        |               |                  |
| <b>Style:</b>    | 2 Storey                                                                 |               |                  |
| <b>Size:</b>     | 1,616 sq.ft.                                                             | <b>Age:</b>   | 2021 (5 yrs old) |
| <b>Beds:</b>     | 3                                                                        | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Detached                                                   |               |                  |
| <b>Lot Size:</b> | 0.06 Acre                                                                |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Close to Clubhouse, Landscaped, Lawn, Level, Low M |               |                  |

|                    |                                                                                                          |                   |     |
|--------------------|----------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                                                                               | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Vinyl Plank                                                                                              | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                          | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                                                     | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Brick, Composite Siding                                                                                  | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                          | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) |                   |     |

**Inclusions:** Garage door opener.

Welcome to this beautifully maintained original-owner home located on a quiet street in the award-winning lake community of Mahogany. Offering 3 bedrooms, 2.5 bathrooms, a DETACHED DOUBLE GARAGE, and an open-concept layout with 9-FOOT CEILINGS, this home combines everyday functionality with stylish modern finishes. The bright main floor is flooded with natural light from the sunny SOUTH-FACING backyard and features LUXURY VINYL PLANK flooring, a cozy ELECTRIC FIREPLACE, and a thoughtfully designed living space ideal for both entertaining and daily living. The kitchen showcases QUARTZ countertops, STAINLESS STEEL appliances, a WALK-IN PANTRY, a large CENTER ISLAND with breakfast bar seating, and ample cabinetry for storage and organization. Additional upgrades include a WATER SOFTENER and WATER PURIFICATION system, enhancing everyday comfort and water quality throughout the home. The property is also equipped with a permanent HOLIDAY LIGHTING SYSTEM, offering effortless seasonal ambiance and added year-round curb appeal.. Upstairs, you'll find three generous bedrooms, including a spacious primary retreat complete with a huge walk-in closet and an upgraded ensuite featuring DOUBLE VANITIES AND QUARTZ COUNTERS, along with the added convenience of an upstairs LAUNDRY ROOM. The unfinished basement offers excellent future development potential with ample space to customize to your needs &mdash; whether you envision an additional family room, home gym, office, guest bedroom, or entertainment area. Perfectly positioned with a PLAYGROUND located directly across the street and quick access to 88 Street SE, this home also offers all the lifestyle benefits Mahogany is known for, including year-round lake access, beaches, skating, paddleboarding, pathways, parks,

and the vibrant amenities of Westman Village. Families will appreciate having schools within the community, including Mahogany School (CBE K&ndash;5) and Divine Mercy School (Catholic K&ndash;6). This is an exceptional opportunity to own a beloved move-in ready home in one of Calgary&rsquo;s most sought-after lake communities.