



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

332 Magnolia Crescent SE
Calgary, Alberta

MLS # A2329829



\$879,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,251 sq.ft.	Age:	2023 (3 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Basement: Stove, Washer, Refrigerator, Dryer, Dishwasher, Microwave

LEGAL 2-BEDROOM BASEMENT SUITE WITH SEPARATE LAUNDRY | 6 BEDROOMS TOTAL | 4 BEDROOMS ABOVE GRADE | MAIN-FLOOR BEDROOM WITH 3-PIECE BATHROOM | SOARING OPEN-TO-ABOVE LIVING ROOM | 9-FOOT CEILINGS | BONUS ROOM | PRIME MAHOGANY LOCATION Welcome to 332 Magnolia Crescent, a beautifully designed home in the award-winning lake community of Mahogany. Offering six bedrooms in total, including four above grade and a legal two-bedroom basement suite, this thoughtfully planned property provides exceptional flexibility for families, multi-generational living or rental income. The main floor impresses with 9-foot ceilings, wide-plank luxury vinyl flooring and a spectacular open-to-above living room centred around a gas fireplace. Expansive windows fill the space with natural light, creating a bright and inviting atmosphere for everyday living and entertaining. At the heart of the home, the kitchen features full-height cabinetry, quartz countertops, a tile backsplash, stainless steel appliances and a gas stove. A large walk-through pantry connects directly to the mudroom, making grocery unloading and daily organization effortless. A rare main-floor bedroom is complemented by a full 3-piece bathroom, offering a true fourth above-grade bedroom that is ideal for guests, extended family, a private office or anyone seeking main-level accessibility. Upstairs, a spacious bonus room provides a comfortable place to relax, while the conveniently located laundry room simplifies daily routines. The primary bedroom offers a private retreat with a walk-in closet and a luxurious 5-piece ensuite featuring dual vanities, a separate shower and a relaxing soaker tub. Both additional upper-level bedrooms also include their own walk-in closets. The legal basement suite has been thoughtfully

finished with two bedrooms, a full bathroom, a comfortable living area and its own laundry. The U-shaped kitchen offers quartz countertops, stainless steel appliances and excellent cabinet and workspace, creating a complete and functional secondary living space. Located in the sought-after community of Mahogany, residents enjoy access to the lake, beaches, pathways, parks, playgrounds, schools, shopping, restaurants and year-round community amenities. This is an exceptional opportunity to own a spacious and versatile home in one of Calgary's most desirable lake communities.