



GRASSROOTS
REALTY GROUP

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31 Magnolia Grove SE
Calgary, Alberta

MLS # A2348843



\$665,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,648 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot		

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

Features: Breakfast Bar, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: None

Tucked into the lake community of Mahogany, this Jayman-built Sonata 20 Craftsman has been thoughtfully upgraded with timeless finishes and carefully considered improvements that add both comfort and lasting value. The main level is designed for everyday living, anchored by a striking fireplace recessed into a custom-built niche with a wood-clad mantle and tiled surround. Just beyond, the kitchen blends style with function through two-tone designer cabinetry, quartz countertops, a tiled backsplash, a built-in wall oven and cooktop, and an apron-front sink paired with an upgraded pull-down faucet—creating a space that's equally suited to busy mornings and entertaining. Upstairs, the primary suite offers a quiet retreat, complete with a spa-inspired ensuite featuring dual vessel sinks and a fully tiled walk-in shower. Two additional bedrooms and a well-appointed family bath provide flexibility for growing families, guests, or a home office. The builder-developed basement feels noticeably more spacious thanks to an extra-depth foundation that allows for higher-than-typical ceilings. A built-in wet bar, fourth bedroom, and full bathroom make it an ideal extension of the home, whether for entertaining, teenagers, or overnight visitors. Throughout the home, thoughtful upgrades enhance both comfort and efficiency. Builder-installed solar panels, central air conditioning, a tankless hot water heater, a water softener, smart home technology with a touchscreen smart lock, and smart leak detection all work quietly behind the scenes, while James Hardie siding, stone veneer masonry, a rich mahogany-stained front door, and a double detached garage complete the home's lasting appeal. Set within one of Calgary's most desirable lake communities, Mahogany offers year-round recreation, scenic pathways, parks, and a true sense of

community—making this not only an exceptional home, but an exceptional place to put down roots.