



GRASSROOTS
REALTY GROUP

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86 Magnolia Square SE
Calgary, Alberta

MLS # A2349315



\$740,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,693 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Cork, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wired for Data		
Inclusions:	N/A		

Welcome to this exceptional family home offering over 2,400 square feet of expertly developed living space, bespoke upgrades, and a beautifully crafted backyard designed for entertaining and relaxation. Situated in Calgary's highly desirable lake community of Mahogany, this four-bedroom, three-and-a-half-bathroom residence seamlessly combines modern efficiency, elevated style, and a prime neighborhood lifestyle. Step inside to a bright, airy main floor featuring soaring high ceilings, refined modern finishes, and an inviting electric fireplace that anchors the living room. Hunter Douglas window coverings line the main level, allowing you to easily tailor the natural light throughout the day. The gourmet kitchen is a true centerpiece, showcasing rich dark cabinetry with under-cabinet accent lighting, durable quartz countertops, and a premium KitchenAid five-burner gas stove. Upstairs, you will find spacious bedrooms flooded with sunlight. The primary suite serves as a serene private getaway, equipped with blackout blinds for optimal sleep, a walk-in closet, and a spa-inspired ensuite bath complete with a deep soaking tub and a separate glass-enclosed shower. The fully finished basement is an absolute highlight, boasting impressive eleven-foot-four-inch ceiling heights that make the lower level feel massive and light-filled. Built for host duties, movie nights, or a dedicated play area, it features a sleek wet bar complete with a built-in drink fridge and accent shelving. A fourth bedroom and full bathroom downstairs provide a comfortable, quiet setup for overnight guests, teens, or a home office. Step outside into a private backyard sanctuary tailored for year-round enjoyment. The outdoor space includes a custom wooden pergola, an integrated deck with a fire pit area, raised garden beds, and plenty of lawn space for kids and pets. Programmed Gemstone exterior

lighting allows you to customize the home's accent lighting for every holiday and season with ease. This turn-key residence is packed with valuable comfort and efficiency upgrades. Solar panels and a tankless water heater lower your utility footprint, while central air conditioning ensures summer comfort and an insulated, heated garage keeps vehicles warm all winter long. Living in Mahogany grants you exclusive year-round access to Calgary's largest lake, featuring beaches, splash parks, and vibrant community events. You are positioned just minutes from top-rated schools, playgrounds, and the bustling Mahogany Village Market for groceries, dining, and coffee runs. Quick access to Stoney Trail makes commuting to downtown or escaping to the mountains completely effortless. Schedule your private showing today to experience this feature-packed property in person!