



# 134 Magnolia Square Calgary Alberta

\$679,900

Nestled in the heart of Mahogany, Calgary's premier lake community, this stunning two-storey home offers an incredible opportunity for families seeking both comfort and an elevated lifestyle. Situated on a quiet square that wraps around Magnolia Square's greenspace and the "Blue Park," this home provides the perfect blend of tranquility and convenience. With nearly 1,800 sq. ft. of thoughtfully designed living space, this Hopewell-built home features 10-foot ceilings on the main floor, creating a bright and spacious atmosphere. The open-concept design seamlessly connects the front living room to the dining area, making it an ideal space for both entertaining and everyday living. The fully upgraded back kitchen is a true showstopper, boasting neutral-tone cabinetry with black hardware, quartz countertops, a chevron-patterned subway tile backsplash, a large centre island, and sleek stainless steel appliances. A full-sized walk-in pantry ensures ample storage, while an oversized back window allows for beautiful views of the backyard. Wrought iron railings add a modern touch, enhancing the already open and airy feel of the main floor. Central air conditioning provides year-round comfort, keeping the home cool in the summer. The upper level is designed with functionality in mind, offering three spacious bedrooms, including a luxurious primary suite complete with a large walk-in closet and a four-piece ensuite featuring a glass-enclosed walk-in shower with stunning tile surround, dual sinks, and a quartz vanity. Two additional bedrooms, a conveniently located laundry room, and another full bathroom complete this level, making it perfect for growing families or those needing additional workspace. The unfinished basement with its large windows, provides a bright and open canvas for future development, whether it be a media room, home gym, or additional living space. Outsid...

Living room 13.42 Ft x 13.92 Ft

Dining room 14.67 Ft x 12.08 Ft

Kitchen 14.08 Ft x 15.58 Ft

2pc Bathroom 5.17 Ft x 4.92 Ft

Primary Bedroom 12.67 Ft x 13.83 Ft

4pc Bathroom 6.00 Ft x 13.42 Ft

Bedroom 9.08 Ft x 11.50 Ft

Bedroom 9.58 Ft x 11.50 Ft

4pc Bathroom 8.92 Ft x 5.00 Ft

Laundry room 6.00 Ft x 6.75 Ft

Listing Presented By:



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**Mirror**

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