



# 390 Magnolia Square Calgary Alberta

\$684,900

**\*\*OPEN HOUSE Sunday March 23rd 12-3PM\*\*** Nestled on a quiet square in Mahogany, Calgary's premier lake community, this stunning 2-storey home is perfectly positioned directly across from Blue Park. With a children's playground and green space right outside your door, you can relax on the inviting front porch while watching the kids play. Inside, the bright and spacious family room is filled with natural light from its three large windows and features an electric fireplace with a wood mantle, creating a warm and cozy atmosphere. The main floor boasts laminate flooring throughout, leading into a large central dining room with a big side window. The beautifully designed kitchen offers a blend of style and function, featuring white cabinetry, stainless steel appliances, a gas stove, white quartz countertops, a grey subway tile backsplash, a corner pantry, and a small island with bar pulls. Just off the kitchen, a pocket office provides the perfect space for working from home or completing homework. At the rear entrance, built-in locker-style storage keeps everything organized, while a convenient 2-piece bathroom adds functionality to the space. Upstairs, the primary suite is a private retreat, featuring a generously sized bedroom, a 4-piece ensuite with dual sinks, and a spacious walk-in closet. The laundry room is conveniently located just outside the primary bedroom, with a large linen closet across the hall for additional storage. Two front-facing bedrooms provide comfortable spaces for kids or guests. The fully finished basement expands the living space, offering a large recreation room, a fourth bedroom, and a 4-piece bathroom. Storage is never an issue, with additional space available in the mechanical room and two hallway closets. Step outside to a beautiful backyard oasis, complete with a small upper deck, a lower deck with a pergola, and a huge 22x24 double det...

Recreational, Games room 17.42 Ft x 14.83 Ft  
 Bedroom 11.83 Ft x 10.50 Ft  
 4pc Bathroom 8.42 Ft x 10.50 Ft  
 Furnace 7.42 Ft x 9.33 Ft  
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 Living room 16.58 Ft x 12.50 Ft

Office 6.75 Ft x 5.58 Ft  
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 Primary Bedroom 13.42 Ft x 11.58 Ft  
 4pc Bathroom 8.83 Ft x 8.58 Ft  
 Bedroom 9.58 Ft x 10.42 Ft  
 Bedroom 8.83 Ft x 12.58 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Real Broker

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See

**Mirror**

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Dining room 14.75 Ft x 12.67 Ft

Kitchen 11.83 Ft x 15.33 Ft

2pc Bathroom 6.75 Ft x 2.92 Ft

4pc Bathroom 8.83 Ft x 4.92 Ft

Laundry room 5.67 Ft x 6.42 Ft