



## 366 Magnolia Square Calgary Alberta

\$649,900

Welcome to this beautifully upgraded detached family home located in the award-winning lake community of Mahogany. Boasting over 2,300 square feet of thoughtfully designed living space, this 4-bedroom, 3.5-bathroom home combines modern elegance with everyday functionality. Step inside to a bright and open main floor featuring wide plank laminate flooring and an inviting front living room centred around a stunning custom mosaic tile electric fireplace. The spacious dining area flows seamlessly into the chef-inspired kitchen, complete with upgraded stainless steel appliances including a range hood and built-in microwave, full-height cabinetry, sleek subway tile backsplash, gleaming white quartz countertops and a generous pantry for all your storage needs. Tucked behind the kitchen is a convenient mudroom with custom built-ins and a stylish half bath. Just off the stairs a charming den offers flexible space ideal for a home office, reading nook, or children's play area. Upstairs, you'll find two generous bedrooms—one with a walk-in closet—a full 4-piece bathroom, as well as a convenient upper-level laundry room. The expansive primary suite is a true retreat, featuring a walk-in closet and a spa-inspired ensuite with dual sinks, quartz counters and a beautifully tiled stand-up shower. The professionally developed basement is perfectly laid out with a large fourth bedroom currently used as a home gym, a 3-piece bathroom. Head down the hallways to the spacious family room complete with a dry bar—ideal for entertaining or movie nights. Step outside to a fully fenced, private backyard oasis featuring low-maintenance landscaping, a two-tiered deck, and a pergola—ideal for summer gatherings and outdoor enjoyment. Ideally located across from a large park and offering full lake access to Mahogany Lake, this home is close to top-rated schools, playgrounds, shopping, restaur...

3pc Bathroom 5.25 Ft x 8.25 Ft

Bedroom 11.50 Ft x 10.00 Ft

Recreational, Games room 17.58 Ft x 12.33 Ft

Furnace 8.83 Ft x 10.08 Ft

2pc Bathroom 5.17 Ft x 5.25 Ft

Den 5.58 Ft x 9.25 Ft

Living room 12.92 Ft x 17.00 Ft

Other 5.42 Ft x 8.75 Ft

4pc Bathroom 6.00 Ft x 8.42 Ft

4pc Bathroom 7.58 Ft x 12.42 Ft

Bedroom 9.58 Ft x 9.00 Ft

Bedroom 9.08 Ft x 10.75 Ft

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Listing Presented By:



Originally Listed by:  
Charles



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Dining room 9.92 Ft x 15.75 Ft

Kitchen 12.83 Ft x 9.00 Ft

Laundry room 6.00 Ft x 6.83 Ft

Primary Bedroom 13.00 Ft x 16.25 Ft