



31 Magnolia Grove Calgary Alberta

\$665,000

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...

Primary Bedroom 12.42 Ft x 12.25 Ft

Bedroom 9.08 Ft x 13.25 Ft

Bedroom 9.42 Ft x 11.33 Ft

5pc Bathroom 6.08 Ft x 18.58 Ft

4pc Bathroom 4.92 Ft x 8.42 Ft

4pc Bathroom 5.75 Ft x 9.75 Ft

Bedroom 11.17 Ft x 11.67 Ft

Recreational, Games room 17.83 Ft x 13.17 Ft

Dining room 9.92 Ft x 12.25 Ft

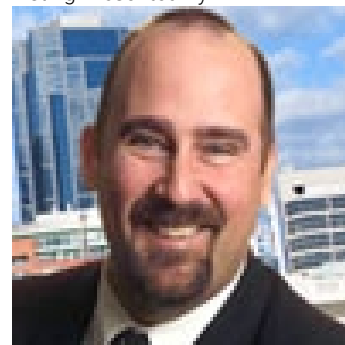
Kitchen 14.92 Ft x 11.33 Ft

Living room 13.92 Ft x 17.50 Ft

2pc Bathroom 4.75 Ft x 4.92 Ft

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