

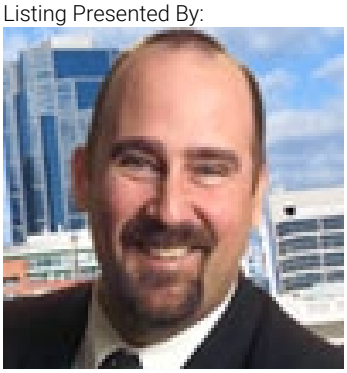
374 Magnolia Square Calgary Alberta

$659,900

Welcome to MAHOGANY, one of Calgary's most celebrated lake communities, where exceptional amenities meet everyday convenience. This beautifully maintained JAYMAN SONATA floor plan combines thoughtful upgrades, SOLAR PANELS, an ILLEGAL SUITE and lush landscaping with a location just minutes to the MAHOGANY LAKE, BEACH CLUB and the community's extensive WETLANDS pathway system. A charming exterior with meticulous landscaping sets the tone. Step inside to SOARING CEILINGS in the living room, where oversized south-facing windows flood the space with natural light. Durable LUXURY VINYL PLANK flooring flows seamlessly throughout. A discreetly tucked away 2-piece powder room enhances everyday function. The dining area with DESIGNER LIGHTING overlooks the living room, creating an open, connected atmosphere that is ideal for entertaining. The kitchen overlooking the backyard is designed for both style and practicality with STAINLESS STEEL APPLIANCES, FULL-HEIGHT CABINETRY, a built-in wall pantry and a peninsula island that invites casual meals and peaceful morning coffees. Upstairs, LUXURY VINYL PLANK flooring continues throughout for a clean, cohesive finish. The primary suite overlooks the backyard and features a large WALK-IN CLOSET and a luxurious 5-PIECE ENSUITE with a dual vanity, no more sharing! A convenient LAUNDRY CLOSET is located on this level along with an upgraded 3-piece main bath with stand-up shower and 2 additional bedrooms. The SUNSHINE BASEMENT is bright with tall ceilings and a SEPARATE ENTRANCE leading to a one-bedroom ILLEGAL SUITE. Complete with a full KITCHEN finished in STAINLESS STEEL APPLIANCES and QUARTZ COUNTERTOPS, 4-PIECE BATH, SEPARATE LAUNDRY and independent heating via a DUAL ZONE FURNACE, this level offers outstanding flexibility for extended family or guests. Outdoor living is equally impressive. Low-maintenance front landscaping is beau...

Family room 14.17 Ft x 9.58 Ft
Kitchen 17.67 Ft x 5.42 Ft
Laundry room 6.25 Ft x 2.83 Ft
Furnace 9.25 Ft x 8.33 Ft
Bedroom 11.67 Ft x 10.00 Ft
2pc Bathroom 4.92 Ft x 4.75 Ft
Primary Bedroom 13.67 Ft x 12.42 Ft
Other 6.50 Ft x 4.92 Ft
Bedroom 13.33 Ft x 9.33 Ft
Bedroom 13.33 Ft x 9.17 Ft

Listing Presented By:



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4pc Bathroom 9.58 Ft x 6.67 Ft

Living room 17.33 Ft x 13.58 Ft

Dining room 14.92 Ft x 13.33 Ft

Kitchen 14.92 Ft x 10.33 Ft

5pc Bathroom 11.17 Ft x 4.92 Ft

3pc Bathroom 9.00 Ft x 4.92 Ft

Laundry room 5.75 Ft x 3.25 Ft