

# \$674,900 - 366 Magnolia Square Se, Calgary

MLS® #A2240833

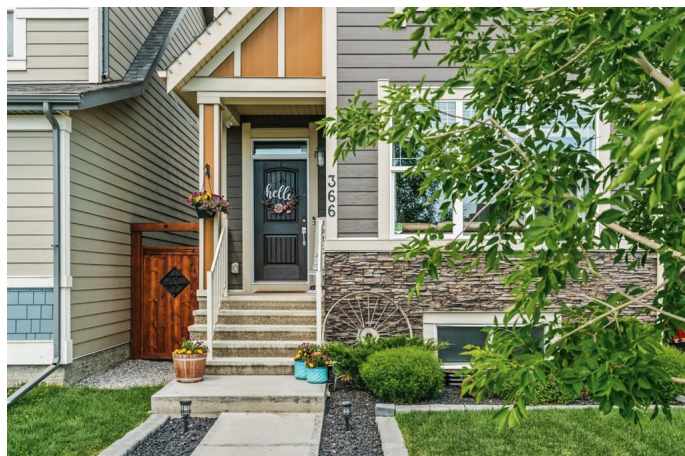
**\$674,900**

4 Bedroom, 4.00 Bathroom, 1,585 sqft

Residential on 0.06 Acres

Mahogany, Calgary, Alberta

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, restaurants, and the stunning wetlands. A truly exceptional opportunity in one of Calgary’s premier lake communities.

Built in 2019

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2240833    |
| Price          | \$674,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,585       |
| Acres          | 0.06        |
| Year Built     | 2019        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 366 Magnolia Square Se |
| Subdivision | Mahogany               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3M 2W4                |

**Amenities**

|                |                                                                                                            |
|----------------|------------------------------------------------------------------------------------------------------------|
| Amenities      | Beach Access, Clubhouse, Park, Party Room, Picnic Area, Playground, Recreation Facilities, Recreation Room |
| Parking Spaces | 2                                                                                                          |
| Parking        | Alley Access, Parking Pad                                                                                  |

## Interior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Breakfast Bar, Built-in Features, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s) |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings                                 |
| Heating           | Forced Air                                                                                                                                   |
| Cooling           | None                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                          |
| # of Fireplaces   | 1                                                                                                                                            |
| Fireplaces        | Electric, Living Room, Mantle, Tile, Decorative                                                                                              |
| Has Basement      | Yes                                                                                                                                          |
| Basement          | Finished, Full                                                                                                                               |

## Exterior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line                                                                                                               |
| Lot Description   | Back Lane, Back Yard, Front Yard, Interior Lot, Low Maintenance Landscape, Rectangular Lot, Street Lighting, Zero Lot Line |
| Roof              | Asphalt Shingle                                                                                                            |
| Construction      | Cement Fiber Board, Stone, Wood Frame                                                                                      |
| Foundation        | Poured Concrete                                                                                                            |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 17              |
| Zoning         | R-G             |
| HOA Fees       | 582             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.