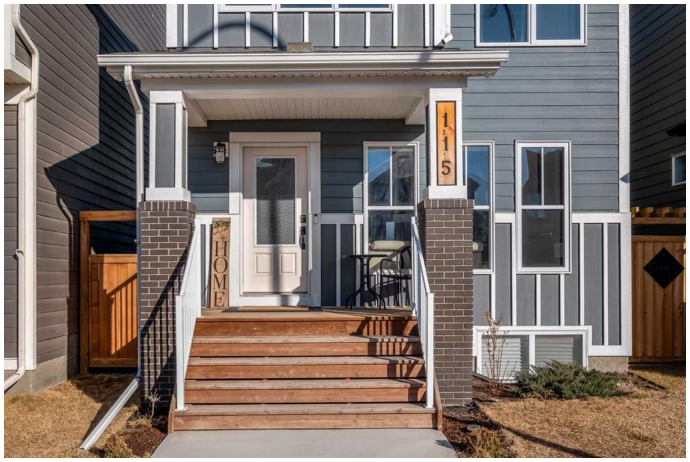
$659,900 - 115 Magnolia Square Se, Calgary

MLS® #A2200942

$659,900
3 Bedroom, 3.00 Bathroom, 1,624 sqft
Residential on 0.07 Acres



Mahogany, Calgary, Alberta

Located in the award-winning lake community of Mahogany, this stunning 1,630+ sq. ft. home offers the perfect blend of luxury, comfort, and lifestyle. With lake access, scenic walking paths, parks, and a vibrant community atmosphere, living here means more than just owning a homeâ€”itâ€™s about embracing four-season lakeside living at its finest. Situated on a quiet square just steps from the Blue Park, this homeâ€™s prime location offers tranquility while keeping you close to all the amenities Mahogany has to offer. Inside, the open-concept main level impresses with 9â€™ ceilings, 7â€• wide luxury vinyl plank flooring, and custom-built ins, creating a space that is both elegant and functional. The spacious living room is a true showpiece, featuring a stunning wood-wrapped electric fireplace that seamlessly matches the custom hood fan in the kitchen, tying the space together with a designer touch. The box-style hood fan represents a modern and minimalistic approach to kitchen design, drawing attention even without excessive detailingâ€”an effortless statement of style. The chefâ€™s kitchen is equally impressive, boasting ceiling-height cabinetry, an oversized island with thick-cut granite countertops, a stylish hood fan cover, and custom crown molding, providing ample workspace and storage. A dedicated dining area and computer nook add versatility, while a large pantry, custom mudroom, and a 2-piece powder room complete the main level. Upstairs, the primary

suite is designed for relaxation, featuring a walk-in closet with built-in organizers and a luxurious 4-piece ensuite with dual quartz vanities, an oversized tiled shower, and a linen closet. Two additional generously sized bedrooms offer plenty of space, while the upgraded 4-piece bathroom with a quartz vanity ensures both style and convenience. A spacious laundry room with custom countertops and ample storage adds to the homeâ€™s thoughtful design. The unfinished basement is a blank canvas, ready for your personal touch, and includes a 3-piece rough-in and a rough-in for solar power, offering future expansion potential. The backyard is fully fenced and beautifully landscaped, featuring a 12â€™ x 20â€™ paver stone patio perfect for private outdoor gatherings. Adding to its convenience, this home features a paved and extra-wide back lane, making access to the oversized 22â€™ x 22â€™ insulated and drywalled garage effortless in all seasons. Additional upgrades include knockdown ceilings, upgraded railings, pot lights in the kitchen and living room, designer light fixtures, and custom closet organizers in all bedrooms. Exterior features include Gemstone permanent LED programmable lighting, enhancing both curb appeal and functionality. With its unbeatable location in Mahogany, premium finishes, and thoughtful upgrades, this home isnâ€™t just a place to liveâ€”itâ€™s a lifestyle. Book your showing today and experience all this incredible home and community have to offer!

Built in 2019

Essential Information

MLS® #	A2200942
Price	$659,900
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,624
Acres	0.07
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	115 Magnolia Square Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2W5

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, See Remarks
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot, Street Lighting, Gazebo, Zero Lot Line
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 14th, 2025
Days on Market	35
Zoning	R-G
HOA Fees	582
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.