

# \$634,900 - 366 Magnolia Square Se, Calgary

MLS® #A2258312

**\$634,900**

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® #         | A2258312    |
| Price          | \$634,900   |
| 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        | Decorative, Electric, Living Room, Mantle, Tile                                                                                              |
| 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    | September 18th, 2025 |
| Zoning         | R-G                  |
| HOA Fees       | 582                  |
| HOA Fees Freq. | ANN                  |

## Listing Details

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

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