

# \$679,900 - 134 Magnolia Square Se, Calgary

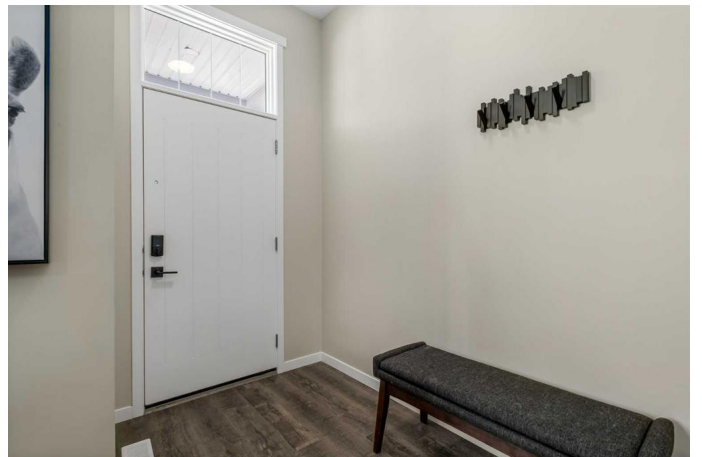
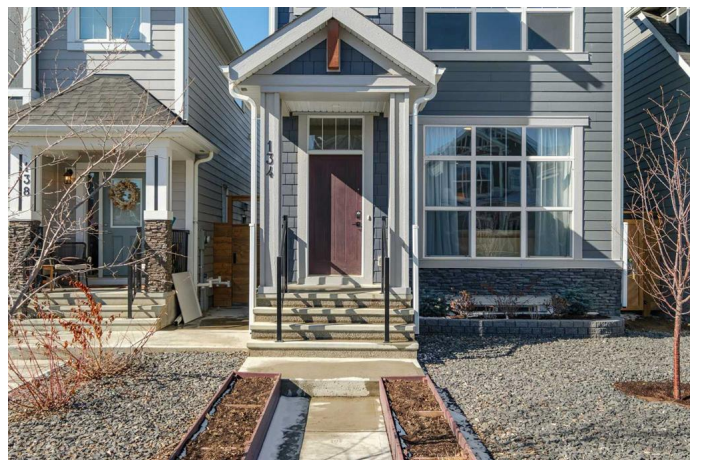
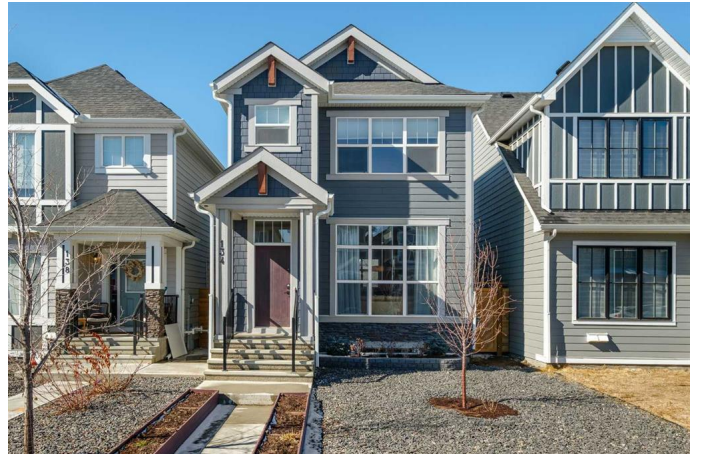
MLS® #A2200841

**\$679,900**

3 Bedroom, 3.00 Bathroom, 1,777 sqft  
Residential on 0.06 Acres

Mahogany, Calgary, Alberta

**\*\*OPEN HOUSE - SATURDAY APRIL 5TH  
11:00AM-1:00PM\*\*** This stunning two-story home offers an incredible opportunity for families seeking both comfort and an elevated lifestyle. Situated on a quiet square that wraps around Magnolia Square's greenspace and the "Blue Park," this home provides the perfect blend of tranquility and convenience. With nearly 1,800 sq. ft. of thoughtfully designed living space, this Hopewell-built home features 10-foot ceilings on the main floor, creating a bright and spacious atmosphere. The open-concept design seamlessly connects the front living room to the dining area, making it an ideal space for both entertaining and everyday living. The fully upgraded back kitchen is a true showstopper, boasting neutral-tone cabinetry with black hardware, quartz countertops, a chevron-patterned subway tile backsplash, a large centre island, and sleek stainless steel appliances. A full-sized walk-in pantry ensures ample storage, while an oversized back window allows for beautiful views of the backyard. Wrought iron railings add a modern touch, enhancing the already open and airy feel of the main floor. Central air conditioning provides year-round comfort, keeping the home cool in the summer. The upper level is designed with functionality in mind, offering three spacious bedrooms, including a luxurious primary suite complete with a large walk-in closet and a four-piece ensuite featuring a glass-enclosed walk-in shower with



stunning tile surround, dual sinks, and a quartz vanity. Two additional bedrooms, a conveniently located laundry room, and another full bathroom complete this level, making it perfect for growing families or those needing additional workspace. The unfinished basement with its large windows, provides a bright and open canvas for future development, whether it be a media room, home gym, or additional living space. Outside, the property is designed for low-maintenance living, featuring an oversized stamped concrete patio that spans the entire back and side of the home—ideal for entertaining or relaxing outdoors. The oversized double detached garage not only provides ample space for vehicles and storage but is also equipped with 220V—perfect for EV charging or workshop needs. Living in Mahogany means more than just owning a home—it’s about embracing a lifestyle enriched by unmatched amenities. This award-winning lake community features Calgary’s largest freshwater lake with two private beach sites, perfect for swimming, kayaking, and paddle boarding. Residents enjoy exclusive access to the Mahogany Beach Club, a 22,000 sq. ft. recreational hub with year-round activities. The community is also home to over 265 acres of open space, including 74 acres of natural wetlands, 22 kms of scenic pathways, and numerous parks and playgrounds designed for outdoor enjoyment. The Mahogany Village Market offers a variety of shops, restaurants, and essential services, ensuring everything you need is close to home.

Built in 2021

### **Essential Information**

MLS® #	A2200841
Price	\$679,900

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,777
Acres	0.06
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	134 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, Oversized
# of Garages	2

### **Interior**

Interior Features	Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, 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
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard, Rectangular Lot, Street Lighting, Zero Lot Line,

	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 26th, 2025
Days on Market	9
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.