

# \$639,900 - 258 Magnolia Square Se, Calgary

MLS® #A2214527

**\$639,900**

3 Bedroom, 3.00 Bathroom, 1,744 sqft

Residential on 0.06 Acres

Mahogany, Calgary, Alberta

Prepare to be captivated by this exceptional family home, boasting nearly 1,750 sq. ft. of meticulously designed living space and showcasing the highly sought-after Windsor floor plan by Excel Homes. From the moment you arrive, the charming curb appeal hints at the thoughtful attention to detail and endless upgrades that await within. Step inside and be greeted by an abundance of natural light streaming through expansive windows, illuminating the inviting living room, spacious dining area, and stunning kitchen. Here, you'll appreciate the upgraded cabinetry, high-end appliances, sleek quartz countertops, and a convenient, oversized breakfast bar. The main floor is thoughtfully completed with a spacious mudroom to keep things organized and a dedicated office space, offering a seamless work-from-home experience. Ascend the staircase, featuring stylish spindle railings and plush upgraded carpeting, to discover the serene second level. The intimate primary suite awaits, a true retreat complete with a generous ensuite bathroom and a desirable walk-in closet. You'll continue to be impressed by the cozy bonus room – ideal for movie nights or a children's play area – the convenience of upper-level laundry, a well-appointed 4-piece bathroom, and two additional kids' bedrooms. The possibilities continue in the unspoiled basement, featuring desirable 9-foot ceilings and awaiting your personal touch to create the perfect space for your family's needs. Outside, you'll love the



private south-facing backyard, professionally landscaped and featuring an oversized patio â€” an ideal setting for outdoor entertaining and relaxation. Adding to the appeal and value are brand new solar panels with a reassuring 25-year warranty and A/C. Don't miss the opportunity to explore the comprehensive list of upgrades in the supplements and experience the immersive 3D virtual open house tour for an even closer look! This exceptional home offers a rare combination of style, functionality, and location in one of Calgary's favorite Lake communities!

Built in 2021

**Essential Information**

MLS® #	A2214527
Price	\$639,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,744
Acres	0.06
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	258 Magnolia Square Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2W6

**Amenities**

Amenities	Clubhouse, Game Court Interior, Park, Party Room, Playground, Boating, Picnic Area
Parking Spaces	2
Parking	Alley Access, Parking Pad, Unpaved

## Interior

Interior Features	Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Level, Low Maintenance Landscape, Private
Roof	Asphalt
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 24th, 2025
Days on Market	5
Zoning	R-G
HOA Fees	582
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX First
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