

# \$725,000 - 202 Magnolia Square Se, Calgary

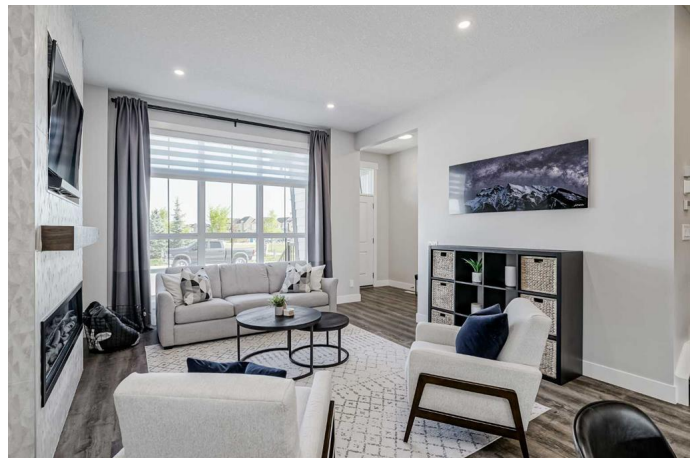
MLS® #A2226154

**\$725,000**

3 Bedroom, 4.00 Bathroom, 1,772 sqft  
Residential on 0.06 Acres

Mahogany, Calgary, Alberta

Welcome to this stunning 3 bedroom, 3 and a half bathroom home in the highly sought after community of Mahogany. This home exudes luxury starting with low maintenance landscaping and gorgeous curb appeal that welcomes you. As you enter the home you are greeted with very high ceilings, beautiful laminate flooring and a completely open concept. Your living room is the first room you enter and is finished with an upgraded, custom fireplace with floor to ceiling tiled built-in, adding a high end feel to the space. The massive north facing window is adorned with upgraded window coverings and overlooks the kids park across the street. The dining room seamlessly connects the living room and kitchen giving you the perfect space for entertaining or quiet dinners at home with the family. The kitchen is chef inspired with a huge island, stainless steel appliances, and ton of counter and cupboard space giving you the perfect area for get togethers while cooking a delicious meal. A half bathroom completes the main level before heading upstairs. The primary bedroom is very large and gives you not only a walk in closet but a spa style ensuite bathroom complete with dual sinks and a walk in shower. The second and third bedrooms are a great size and are just across the hall from the second of three full bathrooms in the home. All of the bedrooms have top down/bottom up, blackout, cellular shades for privacy and sleep quality. The upstairs laundry room is very convenient being



right next to the primary bedroom and finishes off the upper level before heading to the basement. The basement is fully finished including an insulated subfloor, a great gym space, built in speakers for the gym, soundproof ceiling, and family room with 4 speaker rough in's with black out blinds, perfect for a work out then movie night at home with the family. An additional full bathroom in the basement is great for when you have guests staying over or for a quick shower after your workout. The south facing backyard is blissful, bathed in sunlight and with a composite deck and large patio making for the perfect outdoor grilling and entertaining area. The heated garage is drywalled and insulated for those cold Calgary winters and has an upgraded 60amp panel for use with power tools, heavy duty overhead storage, and versatile hooks for all your storage needs.

The home will also be nice and cool on those hot summer days with a full air conditioning system. Mahogany has won community of the year many times for the City of Calgary and gives you great schools, parks, pathways and shopping near by. Do not miss out on this opportunity to own this gorgeous home in Calgary's top community!!

Built in 2019

### **Essential Information**

MLS® #	A2226154
Price	\$725,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,772
Acres	0.06
Year Built	2019

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	202 Magnolia Square Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2W5

### Amenities

Amenities	Beach Access, Clubhouse, Playground
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Stone Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Level, Low Maintenance Landscape, Private
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 5th, 2025
Days on Market	4
Zoning	R-G
HOA Fees	582
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	eXp Realty
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