

# \$675,000 - 106 Magnolia Square Se, Calgary

MLS® #A2141865

**\$675,000**

4 Bedroom, 4.00 Bathroom, 1,599 sqft

Residential on 0.06 Acres

Mahogany, Calgary, Alberta

Welcome to 106 Magnolia Square SE, located in the highly sought-after lake community of Mahogany. This impeccably maintained home spans 2320sqft of total livable space and boasts numerous upgrades, including an air conditioner, large windows, a beautiful front porch and a side entrance, providing a promising blend of comfort, style, and functionality. As you step inside, you'll be greeted by the inviting ambiance of 9-foot ceilings on the main floor. The living room features a stunning feature wall and an electric fireplace, creating a cozy atmosphere perfect for gatherings. Flowing seamlessly from the living room is the dining area, leading to a spacious kitchen that showcases quartz countertops, stainless steel appliances, an oversized window for natural light, an island ideal for entertainment, and a convenient walk-in pantry. A half bath completes the main level, ensuring convenience for guests. Upstairs, the home offers three generously sized bedrooms, including a primary suite with a large walk-in closet and an ensuite bathroom equipped with a dual vanity for added luxury. An additional full bathroom and a laundry room add practicality and ease to daily living. The basement is designed for entertainment and relaxation, featuring a large entertainment area, a full bathroom, secret storage located behind the bookcase and an extra bedroom for a large family or guest providing ample space for various needs. The basement also features a den/office space for all your work from home



needs. The backyard is a true retreat with a beautiful 2 year old hot tub and gazebo, complemented by stamp concrete, a spacious composite deck ideal for outdoor dining and relaxation with extra storage under the deck. A well-maintained patio area, dog run and an oversized shed offering additional storage and convenience. Located in Mahogany, residents enjoy access to the community's prestigious lake amenities, and walking distance to parks, schools, shopping, and more, making it a highly desirable place to live. This home combines modern upgrades with comfort and functionality, offering a lifestyle of luxury and convenience. Don't miss the opportunity to make it yours!

Built in 2020

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2141865    |
| Price          | \$675,000   |
| Sold Price     | \$672,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,599       |
| Acres          | 0.06        |
| Year Built     | 2020        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 106 Magnolia Square Se |
| Subdivision | Mahogany               |
| City        | Calgary                |
| County      | Calgary                |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T3M 2W5 |

### Amenities

|           |                                           |
|-----------|-------------------------------------------|
| Amenities | Beach Access, Clubhouse, Park, Playground |
| Parking   | Off Street                                |

### Interior

|                   |                                                                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings                                                          |
| Heating           | Forced Air, Natural Gas                                                                                                                                                  |
| Cooling           | Central Air                                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                                      |
| # of Fireplaces   | 1                                                                                                                                                                        |
| Fireplaces        | Electric, Living Room, Tile                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                      |
| Basement          | Separate/Exterior Entry, Finished, Full                                                                                                                                  |

### Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Dog Run, Storage                                               |
| Lot Description   | Back Lane, Back Yard, Dog Run Fenced In, Gazebo, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                                              |
| Construction      | Composite Siding, Wood Frame                                                 |
| Foundation        | Poured Concrete                                                              |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2024 |
| Date Sold      | July 6th, 2024  |
| Days on Market | 16              |
| Zoning         | R-1N            |
| HOA Fees       | 542.00          |
| HOA Fees Freq. | ANN             |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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