374 Magnolia Square SE

Calgary | Active | MLS® A2350257

$659,900









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2019**	**1,668 sq. ft.**

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Listed by eXp Realty

A closer look

Welcome to MAHOGANY, one of Calgary's most celebrated lake communities, where exceptional amenities meet everyday convenience. This beautifully maintained JAYMAN SONATA floor plan combines thoughtful upgrades, SOLAR PANELS, an ILLEGAL SUITE and lush landscaping with a location just minutes to the MAHOGANY LAKE, BEACH CLUB and the community's extensive WETLANDS pathway system. A charming exterior with meticulous landscaping sets the tone. Step inside to SOARING CEILINGS in the living room, where oversized south-facing windows flood the space with natural light. Durable LUXURY VINYL PLANK flooring flows seamlessly throughout. A discreetly tucked away 2-piece powder room enhances everyday function. The dining area with DESIGNER LIGHTING overlooks the living room, creating an open, connected atmosphere that is ideal for entertaining. The kitchen overlooking the backyard is designed for both style and practicality with STAINLESS STEEL APPLIANCES, FULL-HEIGHT CABINETRY, a built-in wall pantry and a peninsula island that invites casual meals and peaceful morning coffees. Upstairs, LUXURY VINYL PLANK flooring continues throughout for a clean, cohesive finish. The primary suite overlooks the backyard and features a large WALK-IN CLOSET and a luxurious 5-PIECE ENSUITE with a dual vanity, no more sharing! A convenient LAUNDRY CLOSET is located on this level along with an upgraded 3-piece main bath with stand-up shower and 2 additional bedrooms. The SUNSHINE BASEMENT is bright with tall ceilings and a SEPARATE ENTRANCE leading to a one-bedroom ILLEGAL SUITE. Complete with a full KITCHEN finished in STAINLESS STEEL APPLIANCES and QUARTZ COUNTERTOPS, 4-PIECE BATH, SEPARATE LAUNDRY and independent heating via a DUAL ZONE FURNACE, this level offers outstanding flexibility for extended family or guests. Outdoor living is equally impressive. Low-maintenance front landscaping is beautifully balanced with a rear grassy play area for kids and pets. The large rear deck, lush gardens and oversized SHED tucked beneath the deck provide ample storage and outdoor enjoyment. An OVERSIZED GARAGE offers secure parking and additional room for storage. Beyond the property, Mahogany offers a lifestyle unmatched in Calgary. Follow the pathway to serene WETLANDS or find yourself in just minutes at the MAHOGANY BEACH CLUB and 63-acre freshwater LAKE. Enjoy two private beaches, a splash park, fishing, tennis courts, an outdoor rink, winter bonfires and a year-round calendar of community activities. Everyday amenities including groceries, restaurants, coffee shops and retail are close at hand, while DEERFOOT and STONEY TRAIL make commuting a breeze. A stylish, well-cared-for home with a versatile layout in a vibrant lake community-this is the complete package!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2350257
Bedrooms	4
Bathrooms	4
Year Built	2019
Property Type:	Residential

Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	1
Home Style:	2 Storey
Total Living Area:	1,668 sq. ft.
Main Level Finished Area:	825 sq. ft.
Upper Level Finished Area:	843 sq. ft.
Below Grade Finished Area:	739 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	2,755 sq. ft.
Lot Frontage:	25'5"
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	6
Year built:	2019 (Age: 7)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	1811915

Heating:	Forced Air, Natural Gas, Zoned
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Composite Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Tile, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached, Oversized
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit, Multiple Locations, Upper Level
HOA Fee:	$600.00
City Quadrant:	Southeast
Community:	Mahogany
Amenities:	Beach Access, Clubhouse, Park, Picnic Area, Playground, Racquet Courts, Recreation Facilities
Appliances:	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	Second fridge, stove, dishwasher, washer and dryer in the basement suite
Restrictions:	Easement Registered On Title, Restrictive Covenant
Main Floor	Living Room · 17'4" × 13'7" ·

Main Floor	Dining Room · 14'11" × 13'4" ·
Main Floor	Kitchen · 14'11" × 10'4" ·
Upper Level	Bedroom - Primary · 13'8" × 12'5" ·
Upper Level	Walk-In Closet · 6'6" × 4'11" ·
Upper Level	Bedroom · 13'4" × 9'4" ·
Upper Level	Bedroom · 13'4" × 9'2" ·
Upper Level	Laundry · 5'9" × 3'3" ·
Basement	Family Room · 14'2" × 9'7" ·
Basement	Kitchen · 17'8" × 5'5" ·
Basement	Laundry · 6'3" × 2'10" ·
Basement	Furnace/Utility Room · 9'3" × 8'4" ·
Basement	Bedroom · 11'8" × 10' ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Lake, Park, Playground, Schools Nearby, Shopping Nearby, Tennis Court(s), Walking/Bike Paths
Interior Features:	Breakfast Bar, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)
Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Garden, Landscaped, Lawn
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-G
Listed Date:	Oct 06, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/374-magnolia-square-se-calgary-a2350257/

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