

**131 Magnolia Square SE**  
**Calgary, Alberta**

**MLS # A2239461**



# \$664,900

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,760 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot, Street Lighting, Zero L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame, Wood Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

**Inclusions:** N/A

A truly unique chance to kickstart or grow your investment portfolio—or enjoy the flexibility of living upstairs while developing a future income stream in the basement. This impressive home offers a functional and stylish layout, starting with an open-concept main floor finished in luxurious natural vinyl plank flooring that adds warmth and contrast to the modern design. A versatile front flex room creates the perfect space to read, work, or play, while large rear windows allow natural light to flood the living areas. The upgraded kitchen is a true standout, featuring crisp extended-height white cabinetry, quartz countertops, and a stunning standalone range hood wrapped in hammered subway tile that extends to the ceiling. Stainless steel appliances and a corner pantry complete the space, offering both beauty and practicality. The oversized dining area is perfect for hosting, and the cozy rear living room is ideal for relaxing evenings or entertaining guests. Upstairs, the vaulted bonus room adds an open, airy feel and separates the spacious primary retreat from the secondary bedrooms. The primary suite includes a 3-piece ensuite and a large walk-in closet, while two additional bedrooms, a full 4-piece bathroom, and an upper laundry room provide everything a growing family needs. Downstairs, the separate side entrance and roughed-in utilities offer excellent potential for a future 2-bedroom suite (A secondary suite would be subject to approval and permitting by the city/municipality). The home is well-prepped for a mortgage helper or multi-generational living. The exterior is just as impressive with a low-maintenance backyard that includes an aggregate concrete patio, a walkway to the side entrance, and an oversized double detached garage. A paved, extra-wide back lane adds convenience, and you're just around the corner from the Blue Park and the green space on

Magnolia Square—perfect for families. Located in Mahogany, one of Calgary's most sought-after lake communities, this home comes with exclusive access to the city's largest freshwater lake. Enjoy sandy beaches, swimming, paddleboarding, and fishing, plus over 74 acres of wetlands, beautifully landscaped parks, and an extensive trail system. The nearby Mahogany Village Market offers shops, restaurants, and all your daily needs. With quick access to major roadways, schools, and a warm, welcoming community, Mahogany is more than a place to live—it's a lifestyle.