

190 Magnolia Square SE  
Calgary, Alberta

MLS # A2242111

**\$725,000**



<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,658 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Concrete, Stone, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Open Floorplan, Quartz Counters, Separate Entrance, Tankless Hot Water		

**Inclusions:** None

10 Reasons You'll Love This Stylish, Income-Generating Home in Mahogany! 1. Legal Basement Suite: Fully self-contained 1-bed suite with private side entrance, in-suite laundry, full kitchen, and great ceiling height &mdash; ideal as a mortgage helper. 2. 4 Bedrooms, 3.5 Bathrooms Total: 3 bedrooms upstairs plus a 1-bedroom basement suite. Includes a double-sink ensuite, powder room on main, and full baths up and down. 3. Jayman-Built Sonata Model: A modern and efficient floorplan with no wasted space &mdash; no bonus room means bigger bedrooms and more practical living areas. 4. Spacious Split-Level Layout: 12' ceilings in the great room and 11' ceilings in the basement &mdash; a rare architectural feature that elevates the entire home. 5. Stylish Upgraded Kitchen: Two-tone cabinets, black marble backsplash, quartz counters, upgraded appliances, and chimney hood fan &mdash; sleek and functional. 6. Solar Panels on the Roof: Enjoy modern energy efficiency with 6 rooftop solar panels that help offset electricity costs, plus a tankless hot water system that delivers hot water on demand while reducing standby energy use. 7. Contemporary Finishes Throughout: Includes Hardie board exterior siding, glass stair railings, designer lighting, modern tile work, dual vanities, and luxury vinyl plank flooring make this home move-in ready, stylish and built to last. 8. Located in Mahogany &mdash; Calgary's Top Lake Community: Enjoy four-season lake access, beach club amenities, walking paths, and all the shopping, dining, and schools this award-winning neighbourhood offers. 9. Backyard Space Ready for Your Garage: The lot accommodates a future double detached garage and still leaves you with decent room to enjoy a private backyard. 10. Park and Playground Just Steps Away: Enjoy the open feel of facing a park

area, with a playground just steps away &mdash; ideal for families or anyone who enjoys outdoor space.