

# \$639,900 - 258 Magnolia Square Se, Calgary

MLS® #A2214527

**\$639,900**

3 Bedroom, 3.00 Bathroom, 1,744 sqft

Residential on 0.06 Acres

Mahogany, Calgary, Alberta

Prepare to be captivated by this exceptional family home, boasting nearly 1,750 sq. ft. of meticulously designed living space and showcasing the highly sought-after Windsor floor plan by Excel Homes. From the moment you arrive, the charming curb appeal hints at the thoughtful attention to detail and endless upgrades that await within. Step inside and be greeted by an abundance of natural light streaming through expansive windows, illuminating the inviting living room, spacious dining area, and stunning kitchen. Here, you'll appreciate the upgraded cabinetry, high-end appliances, sleek quartz countertops, and a convenient, oversized breakfast bar. The main floor is thoughtfully completed with a spacious mudroom to keep things organized and a dedicated office space, offering a seamless work-from-home experience. Ascend the staircase, featuring stylish spindle railings and plush upgraded carpeting, to discover the serene second level. The intimate primary suite awaits, a true retreat complete with a generous ensuite bathroom and a desirable walk-in closet. You'll continue to be impressed by the cozy bonus room – ideal for movie nights or a children's play area – the convenience of upper-level laundry, a well-appointed 4-piece bathroom, and two additional kids' bedrooms. The possibilities continue in the unspoiled basement, featuring desirable 9-foot ceilings and awaiting your personal touch to create the perfect space for your family's needs. Outside, you'll love the



private south-facing backyard, professionally landscaped and featuring an oversized patio â€” an ideal setting for outdoor entertaining and relaxation. Adding to the appeal and value are brand new solar panels with a reassuring 25-year warranty and A/C. Don't miss the opportunity to explore the comprehensive list of upgrades in the supplements and experience the immersive 3D virtual open house tour for an even closer look! This exceptional home offers a rare combination of style, functionality, and location in one of Calgary's favorite Lake communities!

Built in 2021

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2214527    |
| Price          | \$639,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,744       |
| Acres          | 0.06        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 258 Magnolia Square Se |
| Subdivision | Mahogany               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3M 2W6                |

**Amenities**

|                |  |
|----------------|--|
| Amenities      | Clubhouse, Game Court Interior, Park, Party Room, Playground, Boating, Picnic Area |
| Parking Spaces | 2  |
| Parking        | Alley Access, Parking Pad, Unpaved   |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Water Softener, Window Coverings                                   |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard, Storage                                |
| Lot Description   | Back Lane, Level, Low Maintenance Landscape, Private |
| Roof              | Asphalt  |
| Construction      | Composite Siding, Wood Frame                         |
| Foundation        | Poured Concrete                                      |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 3                |
| Zoning         | R-G              |
| HOA Fees       | 582              |
| HOA Fees Freq. | ANN              |

## Listing Details

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

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