

# \$789,700 - 340 Magnolia Crescent Se, Calgary

MLS® #A2231093

**\$789,700**

4 Bedroom, 3.00 Bathroom, 2,322 sqft

Single Family on 0.10 Acres

Mahogany, Calgary, Alberta

Modern Elegance Meets Family Functionality

A beautifully designed home that perfectly blends contemporary style with thoughtful, family-friendly features. At the heart of the home is a chef-inspired kitchen featuring ceiling-height wood cabinetry, white quartz countertops, a timeless subway tile backsplash, and an upgraded appliance package with a built-in oven, microwave, and sleek countertop stove – ideal for everyday meals or elegant entertaining. Sunlight floods the main living space through expansive south-facing windows, highlighting the cozy central gas fireplace. The open dining area connects seamlessly to the backyard, making indoor-outdoor living a breeze. A rare main floor bedroom with a full 3-piece bath offers flexibility for guests, multigenerational living, a nanny suite, or a private home office. Upstairs, a spacious entertainment room sets the stage for movie nights and family fun. The luxurious primary suite features a walk-in closet and spa-like 5-piece ensuite, while two additional bedrooms share a second 5-piece bathroom – ideal for growing families. The separate side entrance and 9-ft basement ceilings offer excellent potential for a future legal suite, rental unit, or extended family space (subject to city approval and permitting). This is more than just a home – it's a lifestyle. Discover the elegance, flexibility, and comfort this home has to offer. Book your private tour today!

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Built in 2024

Essential Information

Listing #	A2231093
Price	\$789,700
Bedrooms	4
Bathrooms	3.00
Square Footage	2,322
Acres	0.10
Year Built	2024
Type	Single Family
Sub-Type	Freehold

Community Information

Address	340 Magnolia Crescent Se
Subdivision	Mahogany
City	Calgary
Province	Alberta
Postal Code	T3M3T3

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping, Water Nearby
Features	PVC window, No Animal Home, No Smoking Home, Level
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Cooktop - Electric, Dishwasher, Microwave, Oven - Built-In, Hood Fan, Window Coverings, Garage door opener
Heating	Natural gas Central heating, Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Basement	Separate entrance

Exterior

Exterior	Stone
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Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office      Greater Calgary Real Estate



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