



295 Magnolia Drive SE, Calgary, Alberta - \$729,999



Main Photo

Property Description

FACING GORGEOUS PARK! Welcome to Mahogany, Calgary's premier 4 season lake community and a smart investment opportunity rolled into one. This HIGHLY UPGRADED property offers over 2,518 sq. ft. of total developed living space, complete with a fully legal basement suite with 2 bedroom, 2 bathroom, all in a sought after location directly facing a gorgeous park and playground! The main level is designed with investors and extended families in mind. The main floor features a bright open-concept layout, soaring ceilings, 8 ft doors, luxury vinyl plank flooring, and a modern two-toned kitchen with herringbone tile backsplash, stainless steel appliances, and a beautiful quartz adorned island. A main floor bedroom (or office) with a full 3 piece bathroom provides flexible options for guests or multi-generational living—boosting rental appeal. Upstairs, you'll find a spacious bonus room, 3 additional bedrooms, and 2 full bathrooms, including a private primary 4 pc. ensuite. The lower level is where this home truly shines: a separately accessed, legal 2-bedroom, 2-bathroom living space with its own kitchen, living area, laundry,



and high-end finishes. Whether you're looking to generate income, host extended family, or offset your mortgage, this secondary suite makes the property a standout investment. Outside, you'll appreciate the low-maintenance yard, with a rear 2 car parking pad with future garage potential, and unbeatable front curb appeal directly across from green space. Located in a family-friendly, amenity-rich community, Mahogany offers residents exclusive access to its private lake, beaches, skating rinks, and year-round recreation. Plus, you're just minutes from shopping, restaurants, schools, and South Health Campus, making it attractive for both homeowners and tenants. Whether you're building your portfolio or looking for a home that pays you back, this Mahogany gem delivers. Schedule your private tour today!

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