

340 Magnolia Crescent SE

Calgary, Alberta

MLS # A2231093

\$789,700

Division:		Mahogany	
Type:		Residential/House	
Style:		2 Storey	
Size:		2,322 sq.ft.	Age: 2024 (1 yrs old)
Beds:		4	Baths: 3
Garage:		Double Garage Attached	
Lot Size:		0.10 Acre	
Lot Feat:		Back Yard, Close to Clubhouse, Level, Pie Shaped Lot, Street Lighting	
Heating:		Central, Forced Air, Natural Gas	Water: -
Floors:		Carpet, Ceramic Tile, Laminate	Sewer: -
Roof:		Asphalt Shingle	Condo Fee: -
Basement:		Separate/Exterior Entry, Full, Unfinished	LLD: -
Exterior:		Cement Fiber Board, Stone, Wood Frame	Zoning: R-G
Foundation:		Poured Concrete	Utilities: -
Features:		Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows	
Inclusions:		N/A	

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!