

# \$965,000 - 212 Magnolia Heath Se, Calgary

MLS® #A2258023

**\$965,000**

4 Bedroom, 3.00 Bathroom, 2,640 sqft

Single Family on 0.10 Acres

Mahogany, Calgary, Alberta

Step into your next chapter in MAHOGANY, one of Calgary's most desirable LAKE COMMUNITIES, where MODERN DESIGN and EVERYDAY FUNCTIONALITY come together in this exceptional 4-BEDROOM, 3-BATHROOM HOME. Ideally located on a CORNER LOT WITH A BACK ALLEY and directly across from peaceful GREEN SPACE, this property offers a quiet yet connected lifestyle. Just a 10-MINUTE WALK puts you at the LAKE, BEACH, and MAHOGANY BEACH CLUB, with SCHOOLS, PARKS, SHOPPING, DINING, and the WETLANDS all easily accessible nearby. The thoughtfully designed MAIN FLOOR features a BEDROOM WITH A POCKET DOOR TO A FULL BATHROOM—a perfect setup for guests or MULTIGENERATIONAL LIVING. The OPEN-CONCEPT LAYOUT flows seamlessly from the DINING AREA TO THE LIVING ROOM, creating an inviting space for both entertaining and everyday living. At the heart of the home is a stylish KITCHEN outfitted with WHITE CABINETRY, GRANITE COUNTERTOPS, GAS COOKTOP, BUILT-IN MICROWAVE AND OVEN, HOOD FAN, DISHWASHER, and a COLOURED GRANITE SINK. A WALK-IN CORNER PANTRY and expansive ISLAND offer plenty of prep space and storage. Upstairs, three spacious bedrooms include a PRIMARY SUITE RETREAT and bathrooms finished with QUARTZ COUNTERTOPS. Each bedroom is equipped with CUSTOM BUILT-IN CLOSET



ORGANIZERS, adding practicality and elegance. The UPPER-LEVEL LAUNDRY AREA includes a WASHER & DRYER, and WINDOW COVERINGSâ€”including some REMOTE-CONTROLLEDâ€”are already in place. Additional features elevate the home's comfort and value, including a SEPARATE SIDE ENTRANCE WITH A DEVELOPED STAIRWELL for future basement development, and 9â€™™ BASEMENT CEILINGS that enhance natural light and openness. Energy efficiency is top of mind with TWO FURNACES, A TANKLESS WATER HEATER, and SIX INSTALLED SOLAR PANELS to help lower your utility costs. The ATTACHED GARAGE is ROUGED-IN FOR GAS, allowing for easy heater installation, and a BASEMENT FREEZER is also included. Relax outdoors on your BALCONY WITH ALUMINUM RAILING, or explore the many ne arby amenities that make Mahogany such a vibrant community. With SCHOOL BUS STOPS JUST MINUTES AWAY and both PUBLIC AND CATHOLIC SCHOOLS within walking or biking distance, this is an ideal home for families. Plus, EASY ACCESS TO DEERFOOT AND STONEY TRAIL ensures a smooth commute wherever life takes you.

(id:6289)

Built in 2019

**Essential Information**

Listing #	A2258023
Price	\$965,000
Bedrooms	4
Bathrooms	3.00
Square Footage	2,640
Acres	0.10
Year Built	2019
Type	Single Family
Sub-Type	Freehold

## Community Information

Address	212 Magnolia Heath Se
Subdivision	Mahogany
City	Calgary
Province	Alberta
Postal Code	T3M2Z9

## Amenities

Amenities	Park, Playground, Schools, Shopping, Water Nearby
Features	Back lane, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

## Interior

Appliances	Refrigerator, Cooktop - Gas, Dishwasher, Microwave, Oven - Built-In, Hood Fan, Window Coverings, Washer & Dryer
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

## Exterior

Exterior	Brick, Stone
Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office	eXp Realty
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