# \$999,900 - 217 Magnolia Heath Se, Calgary

MLS® #A2228579

#### \$999,900

4 Bedroom, 4.00 Bathroom, 2,448 sqft Residential on 0.09 Acres

Mahogany, Calgary, Alberta

Located in the highly sought-after community of Mahogany, this meticulously maintained home offers more than 3400 sqft of living space with a perfect blend of modern design and family-friendly functionality. Boasting a spacious open-concept layout, the main floor features a gourmet kitchen with quartz countertops, stainless steel appliances, and a large islandâ€"ideal for both everyday living and entertaining. The adjacent living and dining areas are flooded with natural light, creating a warm and inviting atmosphere. Upstairs, you'll find a generously sized master suite complete with a spa-like ensuite and walk-in closet. Two additional bedrooms, a full bathroom, and a versatile bonus room round out the upper level, providing ample space for family activities or a home office.

The fully finished basement offers additional living space, a home gym, large bedroom, full bathroom and wetbar. Outside, the backyard is fully landscaped, providing a private oasis for relaxation or outdoor gatherings. Residents of Mahogany enjoy access to the community's private lake, beaches, walking paths, and the Mahogany Beach Club, enhancing the lifestyle this home offers. With its prime location, exceptional features, and proximity to amenities, this property is a must-see for those seeking a high-quality living experience in







# **Essential Information**

MLS® #	A2228579
Price	\$999,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,448
Acres	0.09
Year Built	2020
Туре	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

# **Community Information**

217 Magnolia Heath Se
Mahogany
Calgary
Calgary
Alberta
T3M2Z9

## Amenities

Amenities	Clubhouse
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

# Interior

Interior Features	Bar
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Gas Cooktop, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes

d, Full
d, Full

#### Exterior

Exterior Features	Garden, Outdoor Grill, Private Yard
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

#### **Additional Information**

June 6th, 2025
16
R-G
582
ANN

### **Listing Details**

Listing Office KIC Realty

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