

# \$975,000 - 212 Magnolia Heath Se, Calgary

---

MLS® #A2243846

## \$975,000

4 Bedroom, 3.00 Bathroom, 2,640 sqft

Residential 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 nearby 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.

Built in 2019

**Essential Information**

MLS® #	A2243846
Price	\$975,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3

Square Footage	2,640
Acres	0.10
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	212 Magnolia Heath Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2Z9

### Amenities

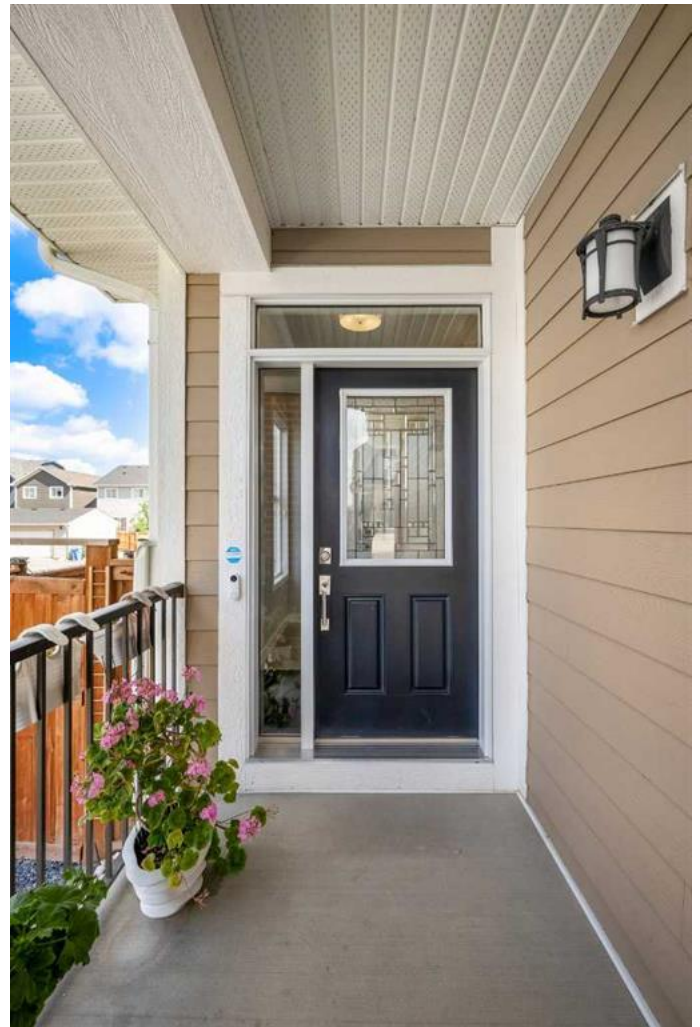
Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Tankless Hot Water, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Back Lane, Corner Lot, Rectangular Lot



Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board, Stone, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 31st, 2025
Days on Market	2
Zoning	R-G
HOA Fees	582
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.