

# \$949,900 - 217 Magnolia Heath Se, Calgary

MLS® #A2243220

**\$949,900**

4 Bedroom, 4.00 Bathroom, 2,448 sqft

Residential on 0.09 Acres

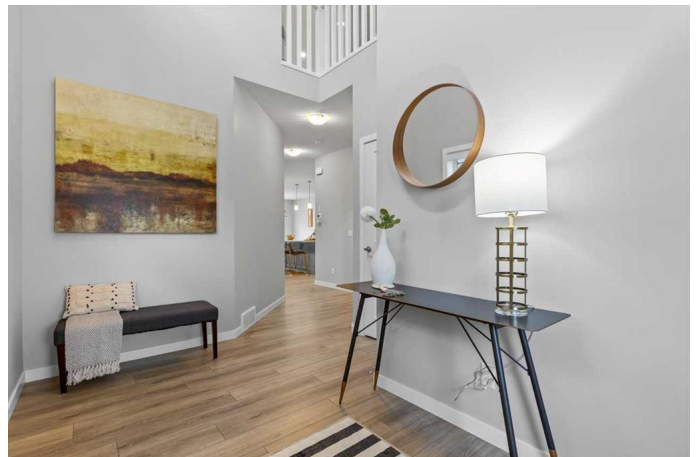
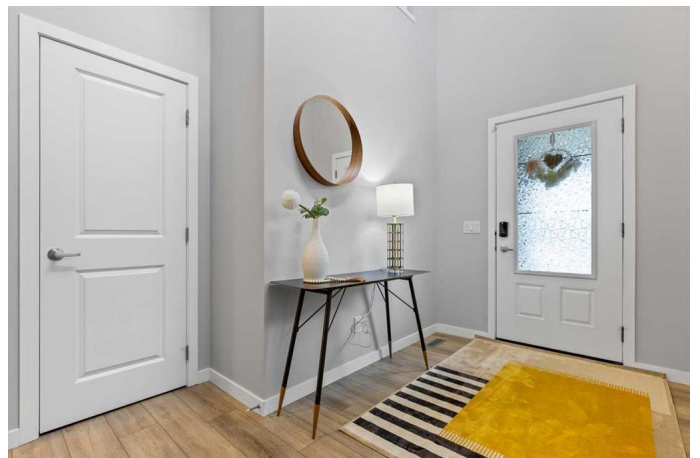
Mahogany, Calgary, Alberta

Great opportunity, Price Reduced. This Beautiful house Located in the highly sought-after community of Mahogany, meticulously maintained 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 island—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



Built in 2020

## Essential Information

MLS® #	A2243220
Price	\$949,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,448
Acres	0.09
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	217 Magnolia Heath Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M2Z9

## Amenities

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

## Interior

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

Fireplaces	Gas, Family Room
Has Basement	Yes
Basement	Finished, 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

Date Listed	July 25th, 2025
Days on Market	49
Zoning	R-G
HOA Fees	582
HOA Fees Freq.	ANN

## Listing Details

Listing Office	KIC Realty
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