# \$831,800 - 224 Magnolia Heights Se, Calgary

MLS® #A2229366

## \$831,800

4 Bedroom, 3.00 Bathroom, 2,161 sqft Residential on 0.10 Acres

Mahogany, Calgary, Alberta

WELCOME to your new Dream Home!

This home truly checks all the boxes. What separates this immaculate home from others in Mahogany is the full bath on the main floor. The office has a Murphy bed that is perfect for guests or multi-generational living.

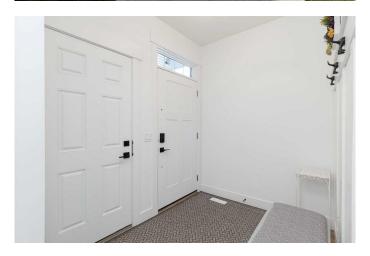
Love to entertain? Create your favorite dishes in your gourmet kitchen with a large island, ideal for gathering with family and friends. Then, step outside to continue the fun on the brand-new composite deck and beautiful stamped concrete patio. Whether it's a game of bocce or watching the kids play in the spacious backyard, there's room for everyone to enjoy.

Unwind at the end of your day in your primary bedroom, comfortably sized for a king bed and featuring a spa-like ensuite and large walk-in closet. The kids' bedrooms accommodate queen beds and offer walk-in closets of their own. The well-designed main bathroom has a privacy door between the sink and tub area that ensures smooth mornings for the whole family. A bonus room for added family fun and laundry complete the upstairs.

Future basement plans? A separate side entrance, rough-ins, and 2 large egress windows make it easy to build a legal suite or customize your dream basement. For added peace of mind, the home has been Radon







tested.

Your extra-wide driveway and oversized double attached garage offer standout curb appeal with plenty of room for your vehicles, bikes, tools, or weekend gearâ€"perfect for active families who need space that works as hard as they do.

And when you step outside? You're in Mahoganyâ€"one of Calgary's most vibrant lake communities with year round fun. Walk the kids to school and enjoy the nearby shops, bike paths and easy access to Stoney Trail. The lake life is ready. Are you? Call your favorite realtor for a private showing.

#### Built in 2023

## **Essential Information**

MLS® # A2229366 Price \$831,800

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 2,161
Acres 0.10
Year Built 2023

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 224 Magnolia Heights Se

Subdivision Mahogany
City Calgary
County Calgary
Province Alberta
Postal Code T3M 3H8

## **Amenities**

Amenities Beach Access

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home,

Open Floorplan, Pantry, Low Flow Plumbing Fixtures, Separate

Entrance

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Range Hood,

Refrigerator, Washer, Window Coverings, None

Heating Forced Air Cooling Central Air

Has Basement Yes

Basement Full, Unfinished, Exterior Entry

#### **Exterior**

Exterior Features BBQ gas line

Lot Description Landscaped, Lawn, Level, Rectangular Lot

Roof Asphalt Shingle
Construction Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed June 13th, 2025

Days on Market 26
Zoning RG
HOA Fees 582
HOA Fees Freq. ANN

# **Listing Details**

Listing Office Royal LePage Benchmark

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