

# \$964,900 - 217 Magnolia Heath Se, Calgary

MLS® #A2243220

**\$964,900**

4 Bedroom, 4.00 Bathroom, 2,448 sqft

Residential on 0.09 Acres

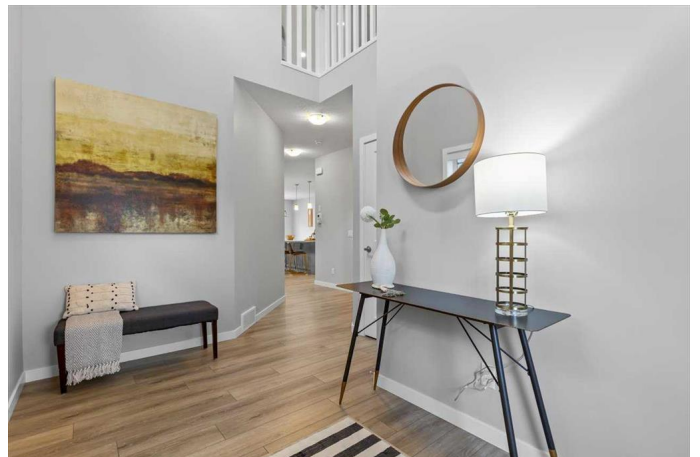
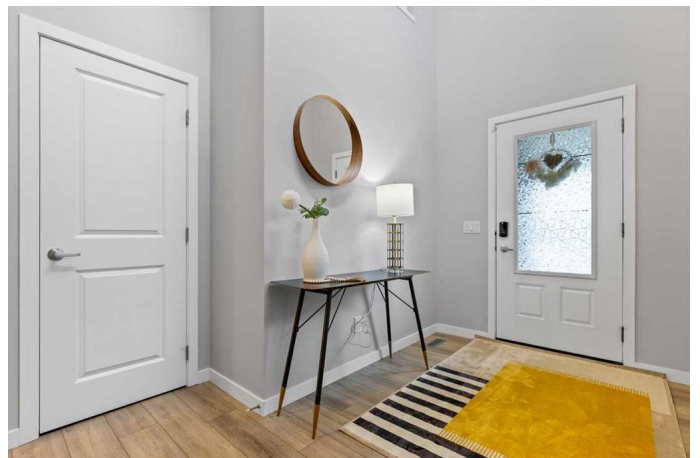
Mahogany, Calgary, Alberta

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          | \$964,900   |
| 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        | 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              |
| Basement     | Finished, Full   |

**Exterior**

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

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 24              |
| Zoning         | R-G             |
| HOA Fees       | 582             |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.