

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

MLS® #A2228579

**\$999,900**

4 Bedroom, 4.00 Bathroom, 2,448 sqft

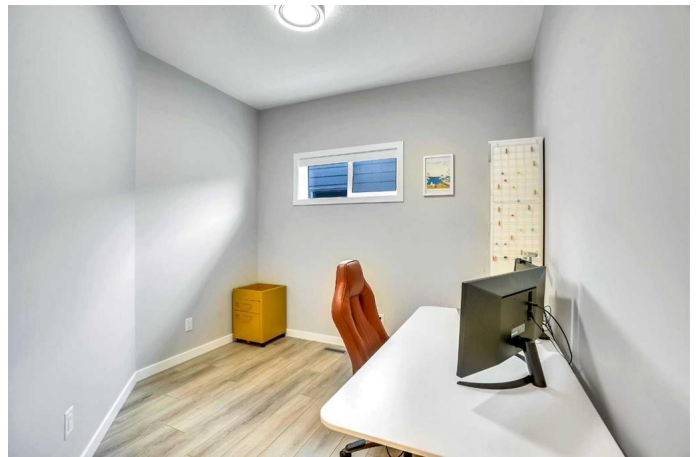
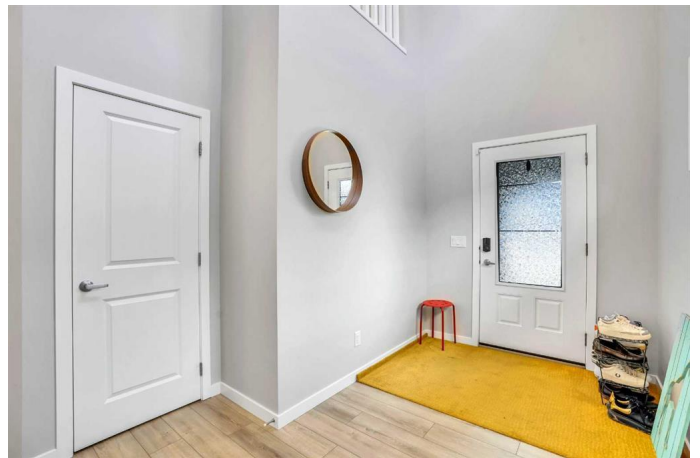
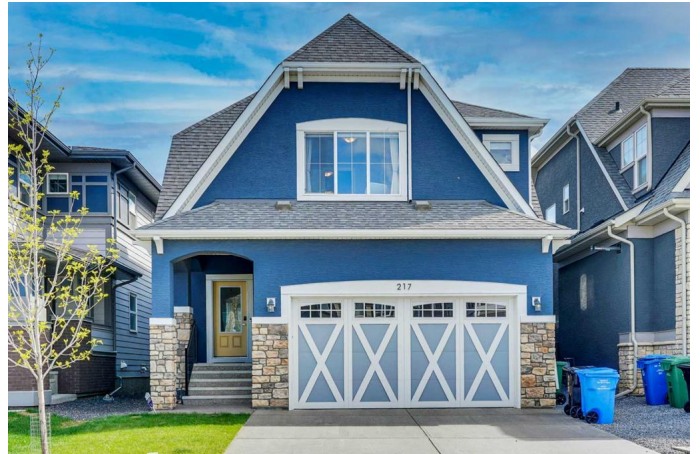
Residential on 0.09 Acres

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 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® #	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
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	Gas, Family Room
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              June 6th, 2025  
Days on Market        11  
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.