

\$774,000 - 224 Magnolia Heights Se, Calgary

MLS® #A2244531

\$774,000

4 Bedroom, 3.00 Bathroom, 2,161 sqft

Residential on 0.10 Acres

Mahogany, Calgary, Alberta

(OPEN HOUSE SAT & SUN 1:00-3:00)

WELCOME to your new Dream Home! This home truly checks all the boxes. What separates this immaculate home from others in Mahogany is the 3rd FULL BATHROOM on the main floor by the office. The office/ 4th BEDROOM has a Murphy bed that is perfect for guests or multi-generational living. You also have one of the LARGEST LOTS in the area at 4370 sq ft so there is plenty of room for your family to play outside. Built with 2x6's it is super quiet.

Love to entertain? Create your favorite dishes in your gourmet kitchen with a LARGE QUARTZ 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. Add a pergola to the patio for extra shade.

Unwind at the end of your day in your LARGE 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 BATH has a PRIVACY DOOR BETWEEN SINK AND TUB 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 gear—perfect for active families who need space that works as hard as they do.

Mahogany Lake—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® #	A2244531
Price	\$774,000
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, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, 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	Exterior Entry, Full, Unfinished

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	July 31st, 2025
Days on Market	1
Zoning	RG
HOA Fees	582
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
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