

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

MLS® #A2228579

**\$999,900**

4 Bedroom, 4.00 Bathroom, 2,448 sqft

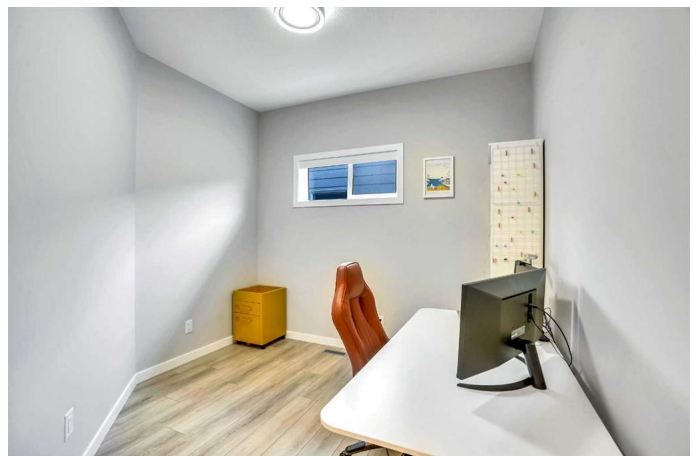
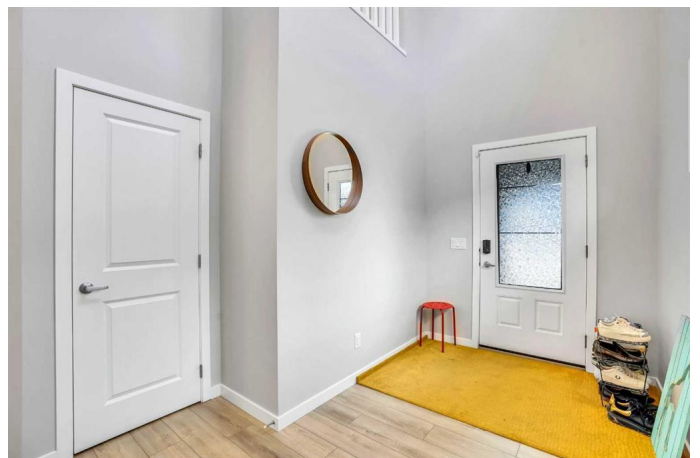
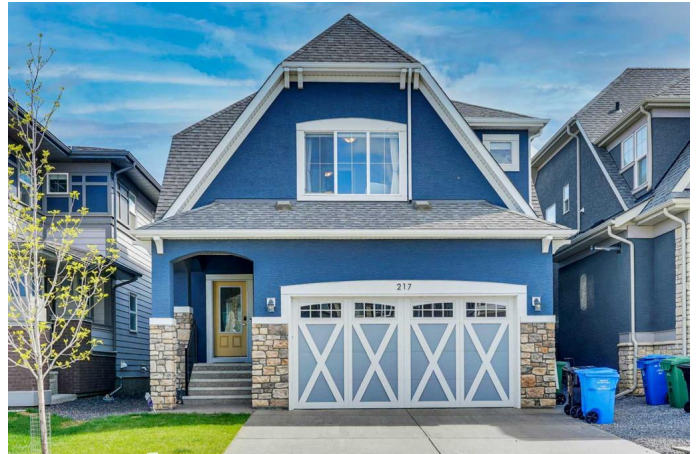
Residential on 0.09 Acres

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        | Family Room, Gas                                                                                       |
| 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              June 6th, 2025  
Days on Market        24  
Zoning                   R-G  
HOA Fees                582  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            KIC Realty

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