

# \$799,999 - 224 Magnolia Heights Se, Calgary

MLS® #A2238649

**\$799,999**

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 by the office. The office/ bedroom 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. Add a pergola to the patio for extra shade.

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 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® #         | A2238649    |
| Price          | \$799,999   |
| 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, None, Range Hood, Refrigerator, Washer, Window Coverings                     |
| 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 10th, 2025 |
| Days on Market | 2               |
| Zoning         | RG              |
| HOA Fees       | 582             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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