



GRASSROOTS
REALTY GROUP

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212 Magnolia Heath SE
Calgary, Alberta

MLS # A2231069



\$988,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,640 sq.ft.	Age:	2019 (6 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Corner Lot, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Cement Fiber Board, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to your next chapter in Mahogany, where MODERN ELEGANCE meets EVERYDAY FUNCTIONALITY. This stunning 4-BEDROOM, 3-BATHROOM home is perfectly situated on a CORNER LOT WITH A BACK ALLEY, directly across from peaceful GREEN SPACE. You're just a 10-MINUTE WALK TO THE LAKE, BEACH, and BEACH CLUB, with nearby access to SCHOOLS, PARKS, SHOPPING, DINING, and the WETLANDS—all in one of Calgary's most sought-after lake communities. The inviting main floor offers a BEDROOM WITH A POCKET DOOR TO A FULL BATHROOM, ideal for guests or MULTIGENERATIONAL living. The open-concept layout flows seamlessly from the DINING AREA into the LIVING ROOM. The showpiece kitchen is outfitted with WHITE CABINETRY and GRANITE COUNTERTOPS, complete with a GAS COOKTOP, BUILT-IN MICROWAVE AND OVEN, HOOD FAN, DISHWASHER, and a COLOURED GRANITE SINK—all INCLUDED for your convenience. A WALK-IN CORNER PANTRY and large island make this space as functional as it is beautiful. Upstairs, you'll find three generously sized bedrooms, including a PRIMARY RETREAT and bathrooms featuring QUARTZ COUNTERTOPS. Each bedroom includes CUSTOM CLOSET BUILT-INS that maximize organization and storage. The UPPER-LEVEL LAUNDRY AREA includes a WASHER & DRYER, and select WINDOW COVERINGS—some REMOTE CONTROLLED—are also INCLUDED, offering comfort and ease at your fingertips. A SIDE ENTRANCE WITH A DEVELOPED STAIRWELL offers future suite potential, and the 9' BASEMENT CEILINGS create a bright, open feel downstairs. Practical enhancements include TWO FURNACES, a TANKLESS WATER HEATER, and SIX INSTALLED SOLAR

PANELS that help reduce long-term energy costs. The ATTACHED GARAGE is ROUGED-IN FOR GAS, offering the option to add a heater for year-round use. A FREEZER IN THE BASEMENT is also INCLUDED. Step out onto your BALCONY WITH ALUMINUM RAILING—a perfect place to unwind and enjoy the surrounding community. With SCHOOL BUS STOPS JUST TWO MINUTES AWAY, and both PUBLIC AND CATHOLIC SCHOOLS within walking or biking distance, this home is perfect for families. Enjoy EASY ACCESS TO DEERFOOT AND STONEY TRAIL, connecting you effortlessly to the rest of the city.