



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

212 Magnolia Heath SE
Calgary, Alberta

MLS # A2258023



\$965,000

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: None

Step into your next chapter in MAHOGANY, one of Calgary's most desirable LAKE COMMUNITIES, where MODERN DESIGN and EVERYDAY FUNCTIONALITY come together in this exceptional 4-BEDROOM, 3-BATHROOM HOME. Ideally located on a CORNER LOT WITH A BACK ALLEY and directly across from peaceful GREEN SPACE, this property offers a quiet yet connected lifestyle. Just a 10-MINUTE WALK puts you at the LAKE, BEACH, and MAHOGANY BEACH CLUB, with SCHOOLS, PARKS, SHOPPING, DINING, and the WETLANDS all easily accessible nearby. The thoughtfully designed MAIN FLOOR features a BEDROOM WITH A POCKET DOOR TO A FULL BATHROOM—a perfect setup for guests or MULTIGENERATIONAL LIVING. The OPEN-CONCEPT LAYOUT flows seamlessly from the DINING AREA TO THE LIVING ROOM, creating an inviting space for both entertaining and everyday living. At the heart of the home is a stylish KITCHEN outfitted with WHITE CABINETRY, GRANITE COUNTERTOPS, GAS COOKTOP, BUILT-IN MICROWAVE AND OVEN, HOOD FAN, DISHWASHER, and a COLOURED GRANITE SINK. A WALK-IN CORNER PANTRY and expansive ISLAND offer plenty of prep space and storage. Upstairs, three spacious bedrooms include a PRIMARY SUITE RETREAT and bathrooms finished with QUARTZ COUNTERTOPS. Each bedroom is equipped with CUSTOM BUILT-IN CLOSET ORGANIZERS, adding practicality and elegance. The UPPER-LEVEL LAUNDRY AREA includes a WASHER & DRYER, and WINDOW COVERINGS—including some REMOTE-CONTROLLED—are already in place. Additional features elevate the home's comfort and value, including a SEPARATE SIDE ENTRANCE WITH A DEVELOPED STAIRWELL.

for future basement development, and 9’ BASEMENT CEILINGS that enhance natural light and openness. Energy efficiency is top of mind with TWO FURNACES, A TANKLESS WATER HEATER, and SIX INSTALLED SOLAR PANELS to help lower your utility costs. The ATTACHED GARAGE is ROUGED-IN FOR GAS, allowing for easy heater installation, and a BASEMENT FREEZER is also included. Relax outdoors on your BALCONY WITH ALUMINUM RAILING, or explore the many nearby amenities that make Mahogany such a vibrant community. With SCHOOL BUS STOPS JUST MINUTES AWAY and both PUBLIC AND CATHOLIC SCHOOLS within walking or biking distance, this is an ideal home for families. Plus, EASY ACCESS TO DEERFOOT AND STONEY TRAIL ensures a smooth commute wherever life takes you.