



**370 Magnolia Heath SE  
Calgary, Alberta**

**MLS # A2296687**



**\$867,900**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,404 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Gazebo, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Sump Pump(s)		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer

Welcome to 370 Magnolia Heath - This beautifully maintained 4-bedroom, 3 bathroom home offers a perfect blend of comfort, style, and functionality. A welcoming front entry with extra closet space leads into a thoughtfully designed interior, featuring a modern, warm colour palette throughout. The spacious gourmet kitchen is the heart of the home, complete with quartz countertops, a central island with breakfast bar, ample cabinetry, and a walk-through pantry connecting to the mudroom&mdash;ideal for busy families. Upstairs, you&rsquo;ll find four generously sized bedrooms, a full laundry room, and space for a bonus room. The primary suite includes a walk-in closet and a luxurious 5-piece ensuite, while the additional bedrooms share a well-appointed 4-piece bathroom. The unfinished basement offers room to grow, with potential for a recreation area, extra bedroom, and bathroom. Outside, enjoy a large backyard perfect for relaxing or entertaining, along with the added comfort of central air conditioning. Located in the sought-after lake community of Mahogany, residents enjoy access to private beaches, scenic pathways, parks, schools, shopping, and dining. Call your favourite Realtor&reg; today!