



**GRASSROOTS**  
REALTY GROUP

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**79 Magnolia Heath SE**  
**Calgary, Alberta**

**MLS # A2307903**



**\$599,900**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,473 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Off Street, Single Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, No Neighbours Behind, Other, Private, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Other, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Other, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Storage, Vinyl Windows		
<b>Inclusions:</b>	N/A		

Welcome to this beautifully upgraded semi-detached two-storey home in the sought-after lake community of Mahogany, perfectly situated on an oversized lot with a single attached garage and extended driveway. Offering 3 bedrooms, 2.5 bathrooms, and stylish finishes throughout, this home combines modern design with exceptional family-friendly living. Step inside to discover 9-foot ceilings and luxury vinyl plank flooring throughout the bright and open main floor. The spacious front entry leads into a thoughtfully designed open-concept living, dining, and kitchen area filled with natural light from large windows. The stunning kitchen features modern cabinetry, quartz countertops, stainless steel appliances, undermount sink, frosted-glass pantry doors, breakfast bar seating, and upgraded lighting for a sleek contemporary feel. The dining area opens directly to the expansive backyard through sliding glass doors, creating the perfect indoor-outdoor flow for entertaining. A convenient 2-piece powder room completes the main level. Upstairs, you are greeted by a bonus room, bedrooms, and laundry area. The bright bonus room showcases an upgraded window for added natural light and style. The spacious primary retreat features a private 4-piece ensuite. Two additional bedrooms are serviced by a modern 4-piece bathroom. The unfinished basement with a bathroom rough-in, providing endless opportunities for future development tailored to your needs. Outside, the oversized backyard offers ample space for a future play area, lush lawn, garden, or outdoor entertaining space. Ideally located just a 15-minute walk to the Mahogany Beach Club, residents enjoy year-round lake living with sandy beaches, swimming, paddleboarding, kayaking, fishing, skating, hockey, playgrounds, sports courts, picnic areas, and fire pits. Additional nearby amenities include Mahogany

Village Market, Westman Village, Chairman's Steakhouse, Alvin's Jazz Club, the Brookfield Residential YMCA at Seton, schools, shopping, and convenient access to Stoney Trail and major commuter routes.