



GRASSROOTS
REALTY GROUP

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52 Magnolia Heights SE
Calgary, Alberta

MLS # A2350327



\$897,700

Division:	Mahogany		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,442 sq.ft.	Age:	2020 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: 6 Solar Panels, Smart Cameras, Gemstone Lighting

Welcome to 52 Magnolia Heights SE, a beautifully designed residence where timeless elegance, modern sophistication, and thoughtful functionality come together in Calgary's sought-after lake community of Mahogany. Offering 3,194 SQ. FT. of developed living space with 4 BEDROOMS and 3.5 BATHROOMS, this impressive home features a refined transitional design complemented by 6 SOLAR PANELS, energy-efficient TRIPLE-PANE WINDOWS, and a DOUBLE ATTACHED GARAGE WITH EPOXY FLOORING. Warm wood tones, architectural detailing, contemporary lighting, and expansive windows create an inviting interior filled with natural light. The open-concept main floor has been thoughtfully designed for both everyday living and effortless entertaining. At the heart of the home, the stunning kitchen pairs crisp cabinetry with a herringbone backsplash, elegant finishes, and a striking QUARTZ WATERFALL ISLAND. Generous counter space and abundant storage provide excellent functionality, while the oversized island creates a natural gathering place for family and guests. The kitchen flows seamlessly into the dining and living areas, where large TRIPLE-PANE WINDOWS enhance comfort and efficiency while allowing natural light to fill the space. Architectural mouldings, sophisticated finishes, and carefully selected details add character throughout the main level. Upstairs, the primary bedroom offers a serene retreat with a beautiful TRAY CEILING WITH COVE LIGHTING, generous proportions, and a well-appointed ensuite. The additional bedrooms provide comfortable accommodations for family or guests, while the thoughtful floor plan offers the flexibility needed for a variety of lifestyles. Traditional architectural elements are balanced with contemporary fixtures, warm flooring, neutral tones, and subtle contrasting accents to create a

polished and cohesive aesthetic throughout the home. Outside, the PRIVATE BACKYARD has been designed with LOW-MAINTENANCE LIVING in mind. ARTIFICIAL TURF provides a polished, green appearance without the regular upkeep of a traditional lawn, allowing you to spend more time enjoying the outdoor space and less time maintaining it. The landscaped yard creates an inviting setting for morning coffee, summer dinners, entertaining friends, or simply relaxing outdoors. The DOUBLE ATTACHED GARAGE adds even more everyday functionality and is finished with durable EPOXY FLOORING for a clean, polished look and easy maintenance. Living in Mahogany means experiencing one of Calgary's most desirable lake-community lifestyles. Spend summer days at the beach, enjoy year-round recreation at the lake, explore scenic pathways and wetlands, or take advantage of nearby shops, restaurants, schools, parks, and the extensive amenities of Seton. At 52 Magnolia Heights SE, you can enjoy sophisticated design, ENERGY-EFFICIENT FEATURES, LOW-MAINTENANCE LANDSCAPING, and thoughtfully finished spaces while embracing the vibrant, connected lifestyle that makes Mahogany such an incredible place to call home!