



## 213 Magnolia Heights Calgary Alberta

\$895,000

Welcome to Modern Elegance in Mahogany - Embrace a pristine, recently built 2,505 sq. ft. home with 3 beds, and 2.5 baths, nestled in Mahogany with premium upgrades for luxury living; features include a large quartz kitchen island, expanded pantry, wood-paneled gas fireplace, spacious upstairs bedrooms with bonus room, and a primary suite with an upscale ensuite plus massive walk-in closet with attached laundry. This home comes with a tankless water heater, energy-efficient forced air heating, humidifier, and air purification system, including a gourmet KitchenAid appliance package with a stainless steel 22 cu ft fridge, 30" wall oven/microwave combo, 36" gas cooktop, dishwasher, and a contemporary chimney hood fan. This masterfully built home is constructed to "Built Green Canada" standards and comes with a roughed in Electric Vehicle charging outlet and 6 rooftop solar panels with grid sell-back options. Roughed in for A/C, 5.1 home theatre speaker set up and the Jayman plus package gives you all the extra options you could want. Outdoor perks include a 12 ft x 10 ft deck, landscaped fenced-in yard, automatic sprinklers, hot tub, and it backs onto a green space! With an assumable mortgage with low rates, this is your chance to grab your piece of paradise in the coveted Lake Mahogany community. (id:6769)

5pc Bathroom 3.92 M x 1.73 M  
5pc Bathroom 5.16 M x 3.97 M  
Bedroom 3.85 M x 4.57 M  
Bedroom 3.92 M x 4.83 M  
Bonus Room 4.02 M x 4.69 M  
Laundry room 1.82 M x 2.44 M  
Primary Bedroom 5.40 M x 3.50 M

Other 4.20 M x 2.09 M  
2pc Bathroom .92 M x 2.48 M  
Dining room 5.23 M x 2.37 M  
Kitchen 4.06 M x 6.32 M  
Living room 5.23 M x 5.22 M  
Pantry 2.83 M x 1.58 M

Listing Presented By:



Originally Listed by:  
REAL BROKER

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**RE/MAX REAL ESTATE  
(CENTRAL)**

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