



212 Magnolia Heath Calgary Alberta

\$988,000

Welcome to your next chapter in Mahogany, where MODERN ELEGANCE meets EVERYDAY FUNCTIONALITY. This stunning 4-BEDROOM, 3-BATHROOM home is perfectly situated on a CORNER LOT WITH A BACK ALLEY, directly across from peaceful GREEN SPACE. You're just a 10-MINUTE WALK TO THE LAKE, BEACH, and BEACH CLUB, with nearby access to SCHOOLS, PARKS, SHOPPING, DINING, and the WETLANDS--all in one of Calgary's most sought-after lake communities. The inviting main floor offers a BEDROOM WITH A POCKET DOOR TO A FULL BATHROOM, ideal for guests or MULTIGENERATIONAL living. The open-concept layout flows seamlessly from the DINING AREA into the LIVING ROOM. The showpiece kitchen is outfitted with WHITE CABINETRY and GRANITE COUNTERTOPS, complete with a GAS COOKTOP, BUILT-IN MICROWAVE AND OVEN, HOOD FAN, DISHWASHER, and a COLOURED GRANITE SINK--all INCLUDED for your convenience. A WALK-IN CORNER PANTRY and large island make this space as functional as it is beautiful. Upstairs, you'll find three generously sized bedrooms, including a PRIMARY RETREAT and bathrooms featuring QUARTZ COUNTERTOPS. Each bedroom includes CUSTOM CLOSET BUILT-INS that maximize organization and storage. The UPPER-LEVEL LAUNDRY AREA includes a WASHER & DRYER, and select WINDOW COVERINGS--some REMOTE CONTROLLED-- are also INCLUDED, offering comfort and ease at your fingertips. A SIDE ENTRANCE WITH A DEVELOPED STAIRWELL offers future development potential, and the 9' BASEMENT CEILINGS create a bright, open feel downstairs. Practical enhancements include TWO FURNACES, a TANKLESS WATER HEATER, and SIX INSTALLED SOLAR PANELS that help reduce long-term energy costs. The ATTACHED GARAGE is ROUGED-IN FOR GAS, offering the option to add a heater for year-round use. A FREEZER IN THE BASEMENT is also INCLUDED. Step out onto your BALCONY WITH ALUMINUM RAILING--a perfect place to unwind and enjoy the surrounding community. With SCH...

5pc Bathroom 15.00 Ft x 4.83 Ft
5pc Bathroom 13.00 Ft x 11.67 Ft
Bedroom 15.00 Ft x 10.08 Ft
Bedroom 15.83 Ft x 10.08 Ft

Other 7.75 Ft x 7.00 Ft
4pc Bathroom 8.42 Ft x 4.83 Ft
Bedroom 12.17 Ft x 11.00 Ft
Dining room 7.50 Ft x 14.92 Ft
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Family room	14.58 Ft x 11.92 Ft	Kitchen	20.75 Ft x 10.33 Ft
Laundry room	5.67 Ft x 10.50 Ft	Living room	17.33 Ft x 14.92 Ft
Primary Bedroom	11.42 Ft x 15.33 Ft	Storage	5.58 Ft x 5.83 Ft