



212 Magnolia Heath Calgary Alberta

\$965,000

****OPEN HOUSE, THURSDAY - SEPTEMBER 11, 4:00 - 6:00 PM.**** Step into your next chapter in MAHOGANY, one of Calgary's most desirable LAKE COMMUNITIES, where MODERN DESIGN and EVERYDAY FUNCTIONALITY come together in this exceptional 4-BEDROOM, 3-BATHROOM HOME. Ideally located on a CORNER LOT WITH A BACK ALLEY and directly across from peaceful GREEN SPACE, this property offers a quiet yet connected lifestyle. Just a 10-MINUTE WALK puts you at the LAKE, BEACH, and MAHOGANY BEACH CLUB, with SCHOOLS, PARKS, SHOPPING, DINING, and the WETLANDS all easily accessible nearby. The thoughtfully designed MAIN FLOOR features a BEDROOM WITH A POCKET DOOR TO A FULL BATHROOM--a perfect setup for guests or MULTIGENERATIONAL LIVING. The OPEN-CONCEPT LAYOUT flows seamlessly from the DINING AREA TO THE LIVING ROOM, creating an inviting space for both entertaining and everyday living. At the heart of the home is a stylish KITCHEN outfitted with WHITE CABINETRY, GRANITE COUNTERTOPS, GAS COOKTOP, BUILT-IN MICROWAVE AND OVEN, HOOD FAN, DISHWASHER, and a COLOURED GRANITE SINK. A WALK-IN CORNER PANTRY and expansive ISLAND offer plenty of prep space and storage. Upstairs, three spacious bedrooms include a PRIMARY SUITE RETREAT and bathrooms finished with QUARTZ COUNTERTOPS. Each bedroom is equipped with CUSTOM BUILT-IN CLOSET ORGANIZERS, adding practicality and elegance. The UPPER-LEVEL LAUNDRY AREA includes a WASHER & DRYER, and WINDOW COVERINGS--including some REMOTE-CONTROLLED--are already in place. Additional features elevate the home's comfort and value, including a SEPARATE SIDE ENTRANCE WITH A DEVELOPED STAIRWELL for future basement development, and 9' BASEMENT CEILINGS that enhance natural light and openness. Energy efficiency is top of mind with TWO FURNACES, A TANKLESS WATER HEATER, and SIX INSTALLED SOLAR PANELS to help lower your utility costs. The ATTACHED GARAGE is ROUGHED-IN FOR GAS,

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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

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

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Bedroom	15.83 Ft x 10.08 Ft	Dining room	7.50 Ft x 14.92 Ft
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