



240 Magnolia Heath Calgary Alberta

\$849,999

Welcome to this beautifully customized residence in the award-winning lake community of Mahogany. Built by Excel Homes and designed as a "Green Built" home, this property offers exceptional energy efficiency, thoughtful upgrades, and timeless style—all just a short drive from the community's pristine lake and clubhouse. Boasting over \$68,000 in professional upgrades, this home sits on a quiet street with impressive curb appeal and quick access to top-tier amenities including schools, parks, a soccer field, playgrounds, shopping, and of course, the Mahogany Beach Club—offering year-round activities like swimming, fishing, kayaking, skating, tennis, and more, all just three minutes away. As you step inside, you're welcomed by a spacious foyer that offers direct access to the oversized double attached garage. The interior is offered modern open-concept design, nine-foot ceilings, gleaming hardwood floors, and stylish lighting throughout. The heart of the home is the chef-inspired kitchen, which features striking granite countertops, a large central island with a farmhouse-style sink and garburator, built-in stainless steel appliances including a gas cooktop, and a brand-new dishwasher. Abundant cabinetry provides ample storage. Adjacent to the kitchen, the formal dining area opens through patio doors to a private, fully fenced and professionally landscaped backyard, complete with a deck, a dedicated BBQ space, and a cozy firepit. The bright and inviting living room is anchored by a stunning electric fireplace with a tile surround, adding warmth to the space. A private office with a shaded glass door offers the ideal work-from-home setup, while a stylish two-piece powder room completes the main level. Upstairs, a large bonus room with soaring vaulted ceilings provides a comfortable space for relaxation, entertainment, or a family hangout. This level is home to three gener...

3pc Bathroom 6.00 Ft x 10.42 Ft

5pc Bathroom 12.00 Ft x 9.83 Ft

Bedroom 9.75 Ft x 17.08 Ft

Bedroom 10.00 Ft x 14.67 Ft

Bonus Room 18.08 Ft x 14.83 Ft

Laundry room 10.75 Ft x 6.42 Ft

2pc Bathroom 4.67 Ft x 4.58 Ft

Dining room 11.58 Ft x 9.42 Ft

Foyer 10.08 Ft x 10.08 Ft

Kitchen 11.58 Ft x 16.17 Ft

Living room 13.50 Ft x 12.83 Ft

Office 9.42 Ft x 9.83 Ft

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