



322 Magnolia Heath Calgary Alberta

\$819,999

Stunning home offers modern living at its finest in Calgary's coveted lake community of Mahogany. This exceptional 2181 square foot, 3-bedroom, 2.5-bathroom home features a beautifully designed open-concept main floor with high ceilings, luxury vinyl plank flooring, and an upgraded lighting package. The spacious kitchen boasts an oversized island with a breakfast bar, built-in stainless steel appliances, quartz countertops, full-height cabinetry, and a tiled backsplash. The main floor is highlighted by sliding patio doors and large windows that flood the living area with natural light, offering seamless access to a walkout patio and a large backyard—perfect for outdoor living and BBQ season. Upstairs, the expansive primary bedroom features large windows, a luxurious 5-piece ensuite, and a generous his-and-hers walk-in closet. The top floor also includes two additional large bedrooms, a 4-piece bathroom, and a huge bonus room, ideal for family gatherings or a home office. The unfinished basement awaits your personal touch, while the heated double garage comes complete with upgraded epoxy flooring. The backyard has been paved for low-maintenance living and added convenience for entertaining. Enjoy all the amenities Mahogany has to offer, including lake access, two sandy beaches, the Mahogany Beach Club, playgrounds, scenic walking paths, and nearby shopping. Don't miss your chance to own this exceptional home in one of Calgary's most desirable communities, where nature, recreation, and community come together! (id:6769)

Living room 13.50 Ft x 12.58 Ft
Kitchen 12.67 Ft x 11.58 Ft
Pantry 7.25 Ft x 5.08 Ft
Dining room 11.67 Ft x 9.33 Ft
Other 6.75 Ft x 5.92 Ft
Foyer 9.83 Ft x 9.17 Ft
2pc Bathroom 5.50 Ft x 4.92 Ft
Bonus Room 19.33 Ft x 14.75 Ft

Laundry room 8.50 Ft x 7.33 Ft
Other 7.00 Ft x 6.92 Ft
Other 5.42 Ft x 4.67 Ft
Primary Bedroom 15.42 Ft x 13.00 Ft
Bedroom 13.42 Ft x 12.42 Ft
Bedroom 13.42 Ft x 12.42 Ft
5pc Bathroom 16.67 Ft x 6.67 Ft
4pc Bathroom 11.08 Ft x 5.83 Ft

Listing Presented By:



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