



212 Magnolia Heath Calgary Alberta

\$961,999

Step into your next chapter in Mahogany, one of Calgary's most desirable lake communities, where modern design meets everyday functionality in this exceptional four-bedroom, three-bathroom home. Perfectly situated on a corner lot with a back alley and directly across from a peaceful green space, this property offers a quiet, connected, and family-friendly lifestyle. Within a 10-minute walk, you can enjoy the lake, beach, and Mahogany Beach Club, while schools, parks, shopping, dining, and the wetlands are all conveniently close by. The main floor is thoughtfully designed with a bedroom and a full bathroom connected by a pocket door, making it ideal for guests or multigenerational living. The open-concept layout flows seamlessly from the dining area to the living room, creating an inviting atmosphere for both entertaining and day-to-day living. At the heart of the home is a stylish kitchen featuring white cabinetry, granite countertops, a gas cooktop, built-in microwave and oven, hood fan, dishwasher, and a colored granite sink. A walk-in corner pantry and a large island provide ample prep space and storage, ensuring both practicality and elegance. Upstairs, you'll find three spacious bedrooms, including a primary suite retreat, along with bathrooms finished with quartz countertops. Each bedroom is equipped with custom built-in closet organizers to maximize storage and organization. The upper-level laundry area includes a washer and dryer, and window coverings--some remote-controlled--are already installed for added convenience. Additional features enhance comfort and value, including a separate side entrance with a developed stairwell for future basement development and 9-foot basement ceilings that create a bright, open feel. This home is designed with energy efficiency in mind, featuring two furnaces, a tankless water heater, and six installed solar panels to help red...

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 13.58 Ft
Family room 14.58 Ft x 11.92 Ft
Laundry room 5.67 Ft x 10.50 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
Kitchen 20.75 Ft x 10.33 Ft
Living room 17.33 Ft x 14.92 Ft

Listing Presented By:



Originally Listed by:
eXp Realty

<http://www.reevesrealty.ca/>

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Primary Bedroom 11.42 Ft x 15.33 Ft

Storage 5.58 Ft x 5.83 Ft