

**212 Magnolia Heath SE**  
**Calgary, Alberta**

**MLS # A2294118**



**\$939,900**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | Mahogany                               |               |                  |
| <b>Type:</b>     | Residential/House                      |               |                  |
| <b>Style:</b>    | 2 Storey                               |               |                  |
| <b>Size:</b>     | 2,639 sq.ft.                           | <b>Age:</b>   | 2019 (7 yrs old) |
| <b>Beds:</b>     | 4                                      | <b>Baths:</b> | 3                |
| <b>Garage:</b>   | Double Garage Attached                 |               |                  |
| <b>Lot Size:</b> | 0.10 Acre                              |               |                  |
| <b>Lot Feat:</b> | Back Lane, Corner Lot, Rectangular Lot |               |                  |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Tile, Vinyl  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Brick, Cement Fiber Board, Stone, Wood Frame   | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s) |                   |     |

**Inclusions:** 6 solar panels, roughed in gas attached garage

Lake living in Mahogany ~ Located in Calgary's sought-after lake community of Mahogany, this well-maintained four-bedroom, three-bathroom home offers a practical layout, quality upgrades, and a desirable corner lot location across from green space. CORNER LOT LOCATION ACROSS FROM GREEN SPACE provides added privacy and open views in a quiet, family-friendly setting. The main floor is designed for both flexibility and function, featuring a rare bedroom with direct access to a full cheater ensuite via a pocket door—MAIN FLOOR BEDROOM WITH FULL BATH is ideal for guests, multigenerational living, or a private office. The open-concept layout provides clear sightlines between the living and dining areas, while the kitchen is well-equipped with white cabinetry, granite countertops, a gas cooktop, built-in oven and microwave, hood fan, dishwasher, and a granite sink, complemented by a large central island and walk-in corner pantry for ample prep space and storage. Upstairs includes three generously sized bedrooms, including a primary suite with private ensuite, along with bathrooms finished with quartz countertops, custom built-in closet organizers in all bedrooms, and a convenient upper-level laundry area with washer and dryer; select window coverings, including remote-controlled options, are already installed. SEPARATE SIDE ENTRANCE WITH FUTURE BASEMENT POTENTIAL is supported by a completed stairwell and 9-foot basement ceilings, offering excellent opportunity for future development. Additional upgrades include TWO FURNACES, TANKLESS WATER HEATER, AND SOLAR PANELS, improving efficiency and long-term operating costs, along with a basement freezer and an attached garage roughed-in for a gas heater. Outdoor features include a balcony and a spacious backyard with

rear lane access, providing additional flexibility. WALKING DISTANCE TO LAKE, BEACH CLUB, SCHOOLS, AND AMENITIES ensures convenient access to Mahogany Lake, wetlands, pathways, schools, shopping, dining, and nearby Seton amenities including South Health Campus and YMCA, with quick access to Deerfoot and Stoney Trail for an easy commute.