

# \$859,000 - 236 Magnolia Heath Se, Calgary

MLS® #A2229506

**\$859,000**

4 Bedroom, 4.00 Bathroom, 2,254 sqft

Residential on 0.09 Acres

Mahogany, Calgary, Alberta

Exceptional 4-Bedroom Family Home with Legal Suite and Solar Panels in Mahogany Lake Community!

Welcome to your dream family home! This stunning 4-bedroom, 3.5-bathroom property is situated in the award-winning Mahogany Lake community, offering over 3,237 square feet of beautifully developed space. The thoughtfully designed open floor plan seamlessly blends style and energy efficiency. Includes double oversized attached garage and security cameras for piece of mind.

At the heart of the home is a gourmet kitchen, perfect for daily living and entertaining. Equipped with high-end appliances, elegant stone counters, and generous storage in a separate pantry, this kitchen is a culinary enthusiast's paradise. The open layout flows effortlessly into the inviting living and dining areas, ideal for hosting gatherings. Step through the full-wall patio doors to your deck and enjoy the spacious backyard, designed for entertaining with an indoor-outdoor vibe.

The fully finished legal basement suite provides versatile options for extended family, guests, or income generation, offering endless possibilities. Upstairs, the luxurious primary suite features his-and-her ensuite baths and a convenient walk-through laundry. A spacious



central bonus room separates the additional bedrooms, ensuring comfort and privacy for family members or guests.

The outdoor space is an entertainerâ€™s dream, perfect for summer barbecues, gardening, or relaxing in the fresh air. Plus, with solar panels installed, youâ€™ll benefit from lower energy costs!

Located in a vibrant lake community, youâ€™ll have access to serene walking trails, recreational facilities, and excellent schools. This home perfectly combines modern amenities, outdoor living, and a family-friendly atmosphere. Donâ€™t miss this incredible opportunityâ€”schedule your showing today.

Built in 2019

**Essential Information**

MLS® #	A2229506
Price	\$859,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,254
Acres	0.09
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	236 Magnolia Heath Se
Subdivision	Mahogany
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3M 3A2

### Amenities

Amenities	Beach Access, Clubhouse, Parking, Playground, Dry Dock, Picnic Area, Park, Party Room
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Faces Front, Insulated, Off Street, Front Drive, Garage Door Opener, Side By Side
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Low Flow Plumbing Fixtures, Tankless Hot Water
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Gas Range, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Washer/Dryer, Washer/Dryer Stacked, Window Coverings, Disposal, ENERGY STAR Qualified Dishwasher, Humidifier, Tankless Water Heater
Heating	High Efficiency, Fireplace(s), Forced Air, Natural Gas, Solar, Zoned
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Basement, Decorative, Electric
Has Basement	Yes
Basement	Finished, Full, Suite, Exterior Entry

### Exterior

Exterior Features	Garden, Private Entrance, Private Yard
Lot Description	Back Lane, Front Yard, Landscaped, Lawn, Private, Rectangular Lot, City Lot, Interior Lot, Level, Street Lighting
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Silent Floor Joists
Foundation	Poured Concrete

### Additional Information

Date Listed	June 12th, 2025
Days on Market	21

Zoning	R-G
HOA Fees	570
HOA Fees Freq.	ANN

## **Listing Details**

Listing Office	RE/MAX Realty Professionals
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