

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

### **Interior**

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

### **Exterior**

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

### **Additional Information**

Date Listed June 12th, 2025  
Days on Market 51

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

## **Listing Details**

Listing Office            RE/MAX Realty Professionals

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