

# \$889,750 - 49 Magnolia Heath Se, Calgary

MLS® #A2237085

**\$889,750**

3 Bedroom, 3.00 Bathroom, 2,559 sqft

Residential on 0.10 Acres

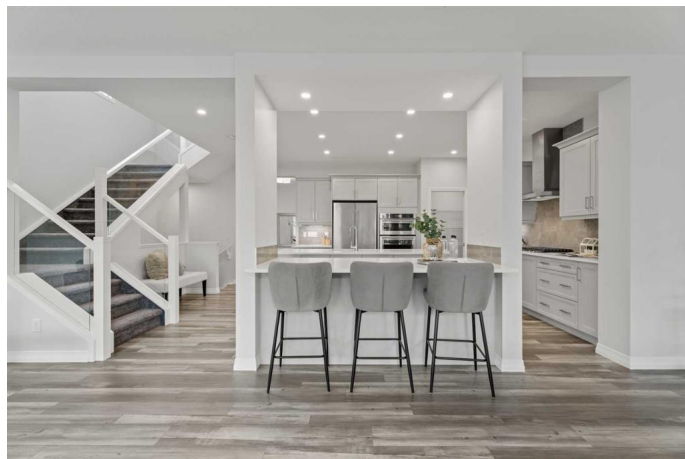
Mahogany, Calgary, Alberta

OPEN HOUSE Sunday July 27 from 1-3pm.  
LOADED WITH UPGRADES! Don't wait to come and see this beautiful Lauren model by Jayman BUILT home. With an unbeatable location within the community, you're just a 5 minute walk to a gate that gets you onto main beach. Hot tub, south-facing backyard, composite deck, central air conditioning, wall-mounted big screen TV, integrated blinds, glass railings on the deck and in the main stairwell, glass enclosed bonus room, California Closets in the primary walk-ins, triple pane windows, permanent outdoor lighting, HVAC, tray ceiling lighting in the primary... This one has it all. The kitchen is expansive featuring TWO islands, gas range, and KitchenAid appliances, as well as a walk-in pantry. The primary ensuite is a dream, with his-and-hers vanities as well as his-and-hers walk in closets. The basement is a blank canvas awaiting your designs, but has all the rough-ins needed to make a second primary suite downstairs, as well as have a large rec room (read: large open basement). Schedule your showing today.

Built in 2020

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | A2237085  |
| Price    | \$889,750 |
| Bedrooms | 3         |



|                |             |
|----------------|-------------|
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,559       |
| Acres          | 0.10        |
| Year Built     | 2020        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 49 Magnolia Heath Se |
| Subdivision | Mahogany             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3M2Z7               |

### Amenities

|                |                                                                                                                                                          |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Beach Access, Clubhouse, Park, Parking, Party Room, Picnic Area, Playground, Recreation Facilities, Recreation Room, Game Court Interior, Racquet Courts |
| Parking Spaces | 4                                                                                                                                                        |
| Parking        | Additional Parking, Concrete Driveway, Double Garage Attached, Garage Faces Front                                                                        |
| # of Garages   | 2                                                                                                                                                        |

### Interior

|                   |                                                                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Smart Home, Storage, Vinyl Windows, Walk-In Closet(s), Tray Ceiling(s) |
| Appliances        | Built-In Gas Range, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings                                         |
| Heating           | Forced Air                                                                                                                                                                           |
| Cooling           | Central Air                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                                  |
| Basement          | Full, Unfinished                                                                                                                                                                     |

**Exterior**

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior Features | Balcony                                                                               |
| Lot Description   | Back Yard, Close to Clubhouse, Landscaped, Lawn, Standard Shaped Lot, Street Lighting |
| Roof              | Shingle                                                                               |
| Construction      | Cement Fiber Board, Wood Frame                                                        |
| Foundation        | Poured Concrete                                                                       |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 21              |
| Zoning         | R-G             |
| HOA Fees       | 588             |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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