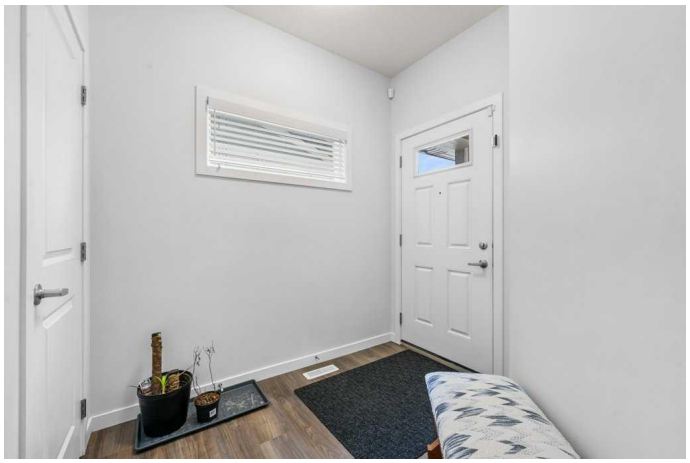
$799,900 - 240 Magnolia Heath Se, Calgary

MLS® #A2226720

$799,900
3 Bedroom, 3.00 Bathroom, 2,293 sqft
Residential on 0.09 Acres



Mahogany, Calgary, Alberta

Welcome to this beautifully customized residence in the award-winning lake community of Mahogany. Built by Excel Homes and designed as a â€œGreen Builtâ€• home, this property offers exceptional energy efficiency, thoughtful upgrades, and timeless styleâ€”all just a short drive from the communityâ€™s pristine lake and clubhouse. Boasting over $68,000 in professional upgrades, this home sits on a quiet street with impressive curb appeal and quick access to top-tier amenities including schools, parks, a soccer field, playgrounds, shopping, and of course, the Mahogany Beach Clubâ€”offering year-round activities like swimming, fishing, kayaking, skating, tennis, and more, all just three minutes away.
As you step inside, youâ€™re welcomed by a spacious foyer that offers direct access to the oversized double attached garage. The interior isoffers modern open-concept design, nine-foot ceilings, gleaming hardwood floors, and stylish lighting throughout. The heart of the home is the chef-inspired kitchen, which features striking granite countertops, a large central island with a farmhouse-style sink and garburator, built-in stainless steel appliances including a gas cooktop, and a brand-new dishwasher. Abundant cabinetry provides ample storage.
Adjacent to the kitchen, the formal dining area opens through patio doors to a private, fully fenced and professionally landscaped backyard, complete with a deck, a dedicated

BBQ space, and a cozy firepit. The bright and inviting living room is anchored by a stunning electric fireplace with a tile surround, adding warmth to the space. A private office with a shaded glass door offers the ideal work-from-home setup, while a stylish two-piece powder room completes the main level.

Upstairs, a large bonus room with soaring vaulted ceilings provides a comfortable space for relaxation, entertainment, or a family hangout. This level is home to three generously sized bedrooms, including the luxurious primary suite with a spa-like five-piece ensuite featuring a soaker tub, separate shower, dual sinks, and a walk-in closet with custom built-in shelving. A modern three-piece bathroom and a conveniently located laundry room complete the upper floor.

The basement remains unfinished, offering an excellent opportunity to create a personalized space tailored to your lifestyleâ€”whether it be a home gym, theatre, or additional living quarters. For year-round comfort, the home is also equipped with central air conditioning.

With its unbeatable location, extensive amenities, and beautiful walking paths, this home offers an unmatched lifestyle in one of Calgaryâ€™s most desirable lake communities.

This is more than a homeâ€”itâ€™s a place where every season brings something special. Welcome home.

Built in 2021

Essential Information

MLS® #	A2226720
Price	$799,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	2,293
Acres	0.09
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	240 Magnolia Heath Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3A2

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached, Insulated
# of Garages	2

Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Vaulted Ceiling(s)
Appliances	Dishwasher, Garage Control(s), Refrigerator, Built-In Oven, Dryer, Gas Cooktop, Microwave, Range Hood, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Electric, Tile
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard, Fire Pit
Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot, Few Trees,

	Landscaped, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 2nd, 2025
Days on Market	61
Zoning	R-G
HOA Fees	512
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty

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