

# \$899,900 - 217 Magnolia Heath Se, Calgary

MLS® #A2259930

**\$899,900**

4 Bedroom, 4.00 Bathroom, 2,448 sqft

Residential on 0.09 Acres

Mahogany, Calgary, Alberta

Price Reduced – Quick Possession!

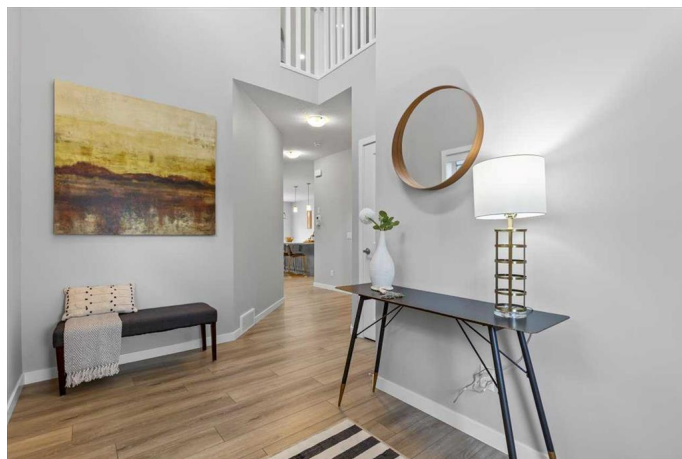
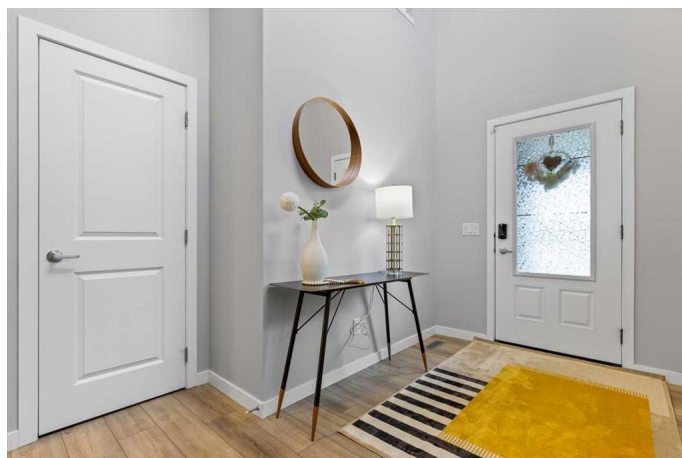
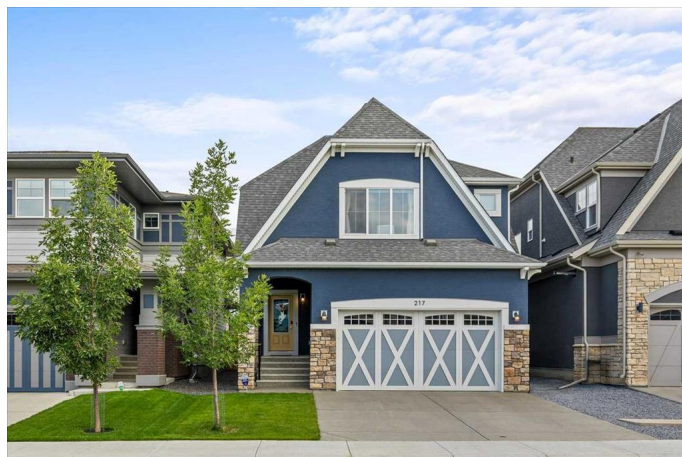
With a south-facing backyard and steps from the future K&#9 school and community farmer&#x2019s market, this beautifully maintained property offers over 3,400 sqft of developed living space. The main floor boasts a gourmet kitchen with quartz countertops, stainless steel appliances, and a large island that flows into bright dining and living areas filled with natural light. Upstairs features a spacious primary suite with spa-like ensuite and walk-in closet, two additional bedrooms, full bath, and a versatile bonus room. The fully finished basement adds a large bedroom, full bath, wet bar, and rec space.

Enjoy lake access, beaches, walking paths, and the Beach Club&#x2013combined with modern design, family-friendly functionality, and a prime location, this home truly has it all!

Built in 2020

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2259930  |
| Price          | \$899,900 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 2,448     |
| Acres          | 0.09      |



|            |             |
|------------|-------------|
| Year Built | 2020        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 217 Magnolia Heath Se |
| Subdivision | Mahogany              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3M2Z9                |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Clubhouse              |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | Bar                                                                                                    |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Gas Cooktop, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                                                |
| Cooling           | Central Air                                                                                            |
| Fireplace         | Yes                                                                                                    |
| # of Fireplaces   | 1                                                                                                      |
| Fireplaces        | Gas, Family Room                                                                                       |
| Has Basement      | Yes                                                                                                    |
| Basement          | Finished, Full                                                                                         |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Garden, Outdoor Grill, Private Yard |
| Lot Description   | Rectangular Lot                     |
| Roof              | Asphalt Shingle                     |
| Construction      | Cement Fiber Board                  |
| Foundation        | Poured Concrete                     |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 7                    |
| Zoning         | R-G                  |
| HOA Fees       | 582                  |
| HOA Fees Freq. | ANN                  |

## **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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