

# \$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.

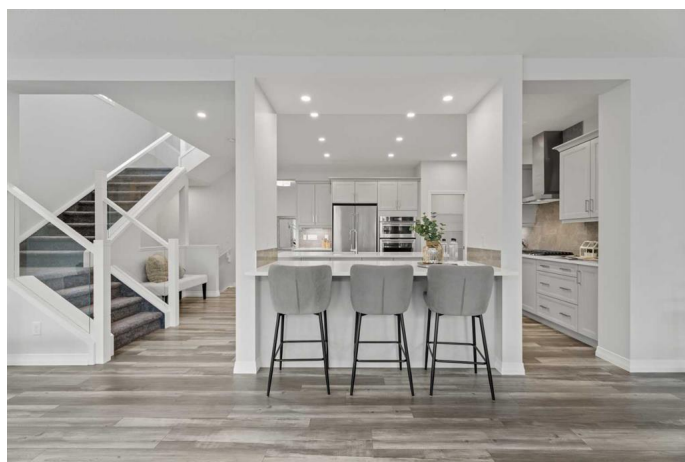
Built in 2020

## 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	20
Zoning	R-G
HOA Fees	588
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	CIR Realty
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