

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

MLS® #A2237085

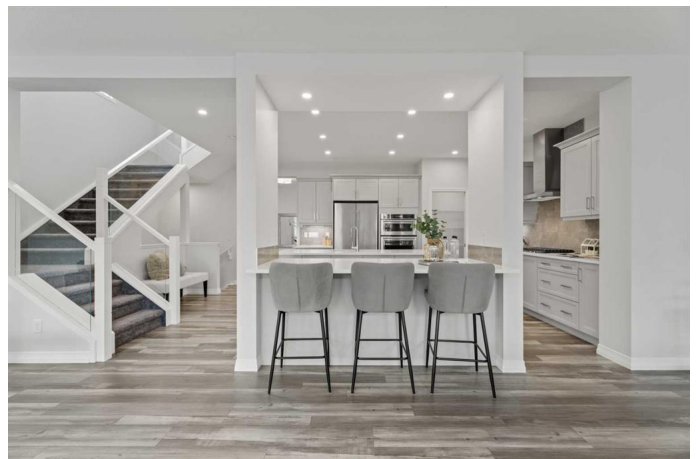
\$889,750

3 Bedroom, 3.00 Bathroom, 2,559 sqft
Residential on 0.10 Acres

Mahogany, Calgary, Alberta

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. If you don't feel like walking anywhere, you can take a dip in the hot tub in your new South-facing backyard, while you BBQ on your beautiful composite low-maintenance deck. If you want to stay cool, this home has you covered as well, with central air that will keep you cool all summer long while you watch some TV on the wall-mounted big screen TV. The expansive kitchen features 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 featuring built-in dressers and shelving. 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). Other upgrades in the home include: HVAC, floor-to-ceiling glass enclosed bonus room upstairs, integrated patio door blinds, triple pane windows, permanent lighting outside, tray ceiling lighting, built-in closets in the primary, composite decking, and central air. There's not much else left to do, but to move-in! 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, Racquet Courts, Recreation Facilities, Recreation Room, Game Court Interior
Parking Spaces	4
Parking	Double Garage Attached, Additional Parking, Concrete Driveway, Garage Faces Front
# of Garages	2

Interior

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

Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

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

Additional Information

Date Listed	July 11th, 2025
Days on Market	14
Zoning	R-G
HOA Fees	588
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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