



GRASSROOTS
REALTY GROUP

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240 Magnolia Heath SE
Calgary, Alberta

MLS # A2226720



\$849,999

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,293 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Level, Rectangu		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: NA

Welcome to this beautifully customized residence in the award-winning lake community of Mahogany. Built by Excel Homes and designed as a "Green Built" home, this property offers exceptional energy efficiency, thoughtful upgrades, and timeless style—all just a short drive from the community'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 Club—offering year-round activities like swimming, fishing, kayaking, skating, tennis, and more, all just three minutes away. As you step inside, you're welcomed by a spacious foyer that offers direct access to the oversized double attached garage. The interior offers 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 lifestyle—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 Calgary's most desirable lake communities. This is more than a home—it's a place where every season brings something special. Welcome home.