



GRASSROOTS
REALTY GROUP

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224 Magnolia Heights SE
Calgary, Alberta

MLS # A2229366



\$843,800

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,161 sq.ft.	Age:	2023 (2 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped, Lawn, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Separate Entrance

Inclusions: n/a

(Open House Sunday June 22nd from 2:00-4:00) Welcome to the Vibrant Lake Community of Mahogany! This beautifully upgraded home is nestled in one of Calgary's most sought-after lake communities—where families thrive, kids walk to great schools, and year-round recreation is just steps away. Whether you're splashing in the summer or skating in the winter, the lake is your playground. Add in the convenience of nearby amenities, bike paths and easy access to Stoney Trail, and you've found the lifestyle you've been dreaming of. Step inside this thoughtfully designed home and be greeted by an open floor plan bathed in natural light from large, sunny windows and enhanced by soaring 9-foot ceilings. The gourmet kitchen is a chef's delight, featuring quartz countertops, ceiling height cabinets, stainless steel appliances, a large island perfect for family gatherings, a pantry, and even an extra broom closet with additional storage. Work from home? The main floor offers an office complete with a Murphy bed—ideal for guests or extended family. Across the hall is a full 3-piece bathroom, making the main level perfect for visitors or multi-generational living. Upstairs, retreat to your spacious primary suite, which easily accommodates a king-size bed and includes a spa-inspired 5-piece ensuite and a generous walk-in closet. Two additional kids' bedrooms with walk-in closets fit queen-size beds and share a smartly designed 4-piece bath with a door separating the toilet and tub—so one child can shower while the other brushes up for bed. The bonus room is the perfect place to relax at the end of your day with your family. The basement presents incredible potential with a Separate Side Entrance and is ready for your personal touch with large egress windows (neither covered by the deck), roughed-in

plumbing —making a city-approved legal suite a real possibility. A hot water recirculation loop is already in place to move hot water quickly upstairs; simply install a pump at the hot water tank. There are temperature dials to set your preferred temp under the sinks. Outside, your backyard oasis awaits! Enjoy a brand-new composite deck with a convenient gas hook-up for your BBQ, plus handy storage space underneath. The yard offers lots of room for kids to play, with new sod and fencing creating a safe, inviting space for the whole family. A beautifully stamped concrete patio is the private spot to relax or entertain. Add a Gazebo for even more privacy and shade. You will love the unique Curb appeal that stands out with a custom widened driveway and walkway to your beautiful backyard. Your double attached heated garage is extra-deep at 23’5” ready to accommodate your vehicles, gear, or workshop needs. Peace of mind is paramount with today's families: this home has been professionally radon-inspected, with levels below the required guidelines. Schedule your showing today and discover what lake living is all about! Welcome to your new Dream Home!