



GRASSROOTS
REALTY GROUP

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217 Magnolia Heath SE
Calgary, Alberta

MLS # A2259930



\$899,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,448 sq.ft.	Age:	2020 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar		

Inclusions:	N/A
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Price Reduced & Quick Possession! With a south-facing backyard and steps from the future K&9 school and community farmer's 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&combined with modern design, family-friendly functionality, and a prime location, this home truly has it all!