



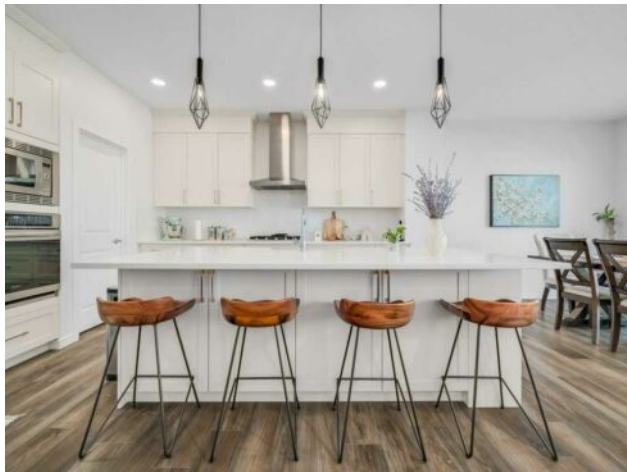
GRASSROOTS
REALTY GROUP

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240 Magnolia Heath SE
Calgary, Alberta

MLS # A2266145

\$759,900



Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,277 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island		

Inclusions: n/a

Welcome to Your Dream Home in Mahogany. Step into this beautifully upgraded residence in the award-winning lake community of Mahogany, where timeless design meets modern comfort. Built by Excel Homes and certified as a Green Built home, this energy-efficient property features over \$68,000 in professional upgrades. Tucked away on a quiet, family-friendly street, it's just minutes from Mahogany Lake and the exclusive Beach Club. The spacious front foyer offers direct access to the oversized double attached garage and sets the tone for the open-concept main floor. Inside, you'll find nine-foot ceilings, gleaming hardwood floors, and stylish lighting throughout. The chef-inspired kitchen is both functional and elegant, with 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. Ample cabinetry ensures plenty of storage for everyday living. Just off the kitchen, the dining area leads to a private, professionally landscaped backyard complete with a deck, a dedicated BBQ area, and a cozy firepit—perfect for outdoor entertaining. The bright and welcoming living room features a sleek electric fireplace with tile surround, creating a warm and inviting atmosphere. A private home office with a shaded glass door offers the perfect work-from-home setup, while a stylish two-piece powder room completes the main level. Upstairs, a spacious bonus room with vaulted ceilings offers a comfortable retreat for family time, relaxation, or entertaining guests. The upper level is also home to three generously sized bedrooms, including a luxurious primary suite that features a spa-like five-piece ensuite with a soaker tub, separate shower, dual vanities, and a walk-in closet with custom built-in shelving. A modern three-piece

bathroom and a conveniently located laundry room complete the second floor. The unfinished basement provides an excellent opportunity to expand your living space, with potential for a home gym, theatre room, guest suite, or additional family living area. Central air conditioning ensures comfort year-round, no matter the season. Beyond the home itself, Mahogany offers an unbeatable lifestyle. Within minutes, you'll find schools, parks, playgrounds, a soccer field, shopping, and of course, the Mahogany Beach Club. Enjoy exclusive access to year-round activities such as swimming, fishing, kayaking, skating, tennis, and more—all just three minutes away. This home offers more than just beautiful design and high-end features. It provides a lifestyle defined by comfort, community, and connection. Welcome to Mahogany. Welcome home.