



**73 Magnolia Heath SE
Calgary, Alberta**

MLS # A2295985



\$585,000

Division:	Mahogany		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,480 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Driveway, Oversized, Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Interior Lot, Landscaped, Level, Low Maintenance Landscape, No		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: Coded Door Lock

Welcome to your summer-ready escape in Mahogany—where every day feels like a staycation. This home sits on a quiet, family-friendly street just steps from the Beach Club, future schools, and all the vibrant energy of Mahogany Village. Inside, you’ll find 3 bedrooms, 2.5 bathrooms, two spacious living areas, and 1,479 sq. ft. of thoughtfully designed space—all set on one of the largest semi-detached lots in the community. The bright, airy main floor is made for entertaining, featuring a timeless white kitchen with a peninsula bar and island that flows effortlessly into the dining and living spaces. A full wall of south-facing windows floods the home with sunshine. Upstairs, unwind in your spacious primary retreat with a shower ensuite, plus 2 more bedrooms, a full bath, and a bonus room—perfect for movie nights or kids’ playtime. Laundry is conveniently located up here too (because easy living matters). The backyard? Absolute oasis vibes. With sunny south exposure and a rare 180 ft deep lot, there’s space for everything—BBQs on the deck, evening fires, and endless room for kids and pets to play. Add in modern finishes like quartz countertops, luxury vinyl plank flooring, upgraded stainless steel appliances, 9-ft basement ceilings on the main floor, an attached oversized garage and a double tandem driveway—and you’ve got the full package. Live steps from the lake, pathways, wetlands, and everything Mahogany is known for. This is more than a home—it’s a lifestyle.