



**370 Magnolia Heath SE
Calgary, Alberta**

MLS # A2296687



\$867,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,404 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Gazebo, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Sump Pump(s)		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer

Welcome to 370 Magnolia Heath - This beautifully maintained 4-bedroom, 3 bathroom home offers a perfect blend of comfort, style, and functionality. A welcoming front entry with extra closet space leads into a thoughtfully designed interior, featuring a modern, warm colour palette throughout. The spacious gourmet kitchen is the heart of the home, complete with quartz countertops, a central island with breakfast bar, ample cabinetry, and a walk-through pantry connecting to the mudroom—ideal for busy families. Upstairs, you’ll find four generously sized bedrooms, a full laundry room, and space for a bonus room. The primary suite includes a walk-in closet and a luxurious 5-piece ensuite, while the additional bedrooms share a well-appointed 4-piece bathroom. The unfinished basement offers room to grow, with potential for a recreation area, extra bedroom, and bathroom. Outside, enjoy a large backyard perfect for relaxing or entertaining, along with the added comfort of central air conditioning. Located in the sought-after lake community of Mahogany, residents enjoy access to private beaches, scenic pathways, parks, schools, shopping, and dining. Call your favourite Realtor® today!