# \$749,900 - 240 Magnolia Heath Se, Calgary

MLS® #A2266145

## \$749,900

3 Bedroom, 3.00 Bathroom, 2,277 sqft Residential on 0.09 Acres

Mahogany, Calgary, Alberta

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'II 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 firepitâ€"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 moreâ€"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.

Built in 2021

#### **Essential Information**

MLS®#

A2266145

Price \$749,900

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 2,277

Acres 0.09

Year Built 2021

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

# **Community Information**

Address 240 Magnolia Heath Se

Subdivision Mahogany

City Calgary

County Calgary
Province Alberta

Postal Code T3M 3A2

#### **Amenities**

Amenities Trash

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Double Vanity, Kitchen Island

Appliances Built-In Oven, Dishwasher, Dryer, Gas Stove, Refrigerator

Heating Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full

#### **Exterior**

Exterior Features Private Yard Lot Description Back Yard

Roof Asphalt Shingle

Construction Wood Frame, Cement Fiber Board

Foundation Poured Concrete

#### **Additional Information**

Date Listed October 21st, 2025

Days on Market 14

Zoning R-G

HOA Fees 525

HOA Fees Freq. ANN

## **Listing Details**

Listing Office CIR Realty

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