

# \$843,800 - 224 Magnolia Heights Se, Calgary

MLS® #A2229366

**\$843,800**

4 Bedroom, 3.00 Bathroom, 2,161 sqft

Residential on 0.10 Acres

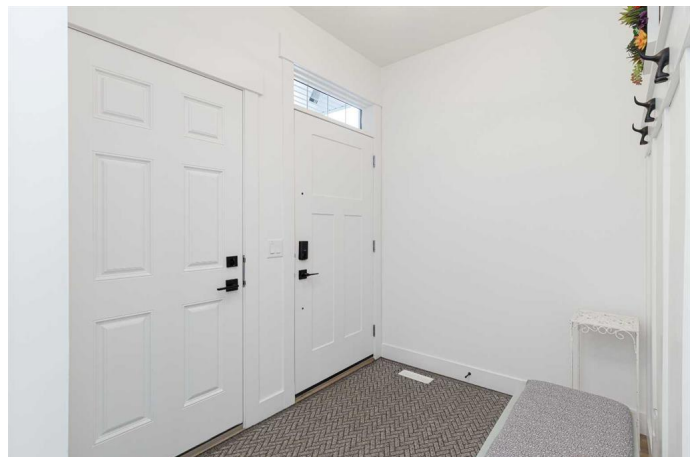
Mahogany, Calgary, Alberta

(Open House Sat & Sun 1:00-3:00) Welcome to Your Perfect Family Home in the Vibrant Lake Community of Mahogany! This beautifully upgraded home is nestled in one of Calgary's most sought-after lake communities where families thrive, kids walk to great schools, and year-round recreation is just steps away. Whether you're splashing in the summer or skating in the winter, the lake is your playground. Add in the convenience of nearby amenities, bike paths (just 5 houses away!), and easy access to Stoney Trail, and you've found the lifestyle you've been dreaming of.

Step inside this thoughtfully designed home and be greeted by an open floor plan bathed in natural light from large, sunny windows and enhanced by soaring 9-foot ceilings. The gourmet kitchen is a chef's delight, featuring quartz countertops, ceiling height cabinets, stainless steel appliances, a large island perfect for family gatherings, a pantry, and even an extra broom closet with additional storage.

Work from home? The main floor offers a dedicated office complete with a Murphy bed—ideal for guests or extended family. Across the hall is a full 3-piece bathroom, making the main level perfect for visitors or multi-generational living.

Upstairs, retreat to your spacious primary



suite, which easily accommodates a king-size bed and includes a spa-inspired 5-piece ensuite and a generous walk-in closet. Two additional kidsâ€™™ bedrooms with walk-in closets fit queen-size beds and share a smartly designed 4-piece bath with a door separating the toilet and tubâ€™”so one child can shower while the other brushes up for bed. The bonus room is the perfect place to relax at the end of your day with your family.

The basement presents incredible potential and is ready for your personal touch with large egress windows, roughed-in plumbing, and a Separate Side Entranceâ€™”making a city-approved legal suite a real possibility. A hot water recirculation loop is already in place to move hot water quickly upstairs; simply install a pump at the hot water tank and dial in your preferred temp under the sinks for faster hot water delivery.

Outside, your backyard oasis awaits! Enjoy a brand-new composite deck with a convenient gas hook-up for your BBQ, plus handy storage space underneath. The yard offers lots of room for kids to play, with the new sod and fencing creating a safe, inviting space for the whole family. A beautifully stamped concrete patio provides a naturally sheltered and private spot to relax or entertain. You will love the unique Curb appeal that stands out with a custom widened driveway and walkway to your beautiful backyard. Your double attached heated garage is extra-deep at 23â€™™5â€™• ready to accommodate your vehicles, gear, or workshop needs.

Peace of mind is paramount with today's families: this home has been professionally radon-inspected, with levels well below the required guidelines. Schedule your showing today and discover what lake living is all about! Welcome to your new Dream Home!

Built in 2023

Essential Information

MLS® #	A2229366
Price	\$843,800
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,161
Acres	0.10
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	224 Magnolia Heights Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3H8

Amenities

Amenities	Beach Access
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Separate Entrance
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, None, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes

Basement                      Exterior Entry, Full, Unfinished

**Exterior**

Exterior Features      BBQ gas line  
Lot Description        Landscaped, Lawn, Level, Rectangular Lot  
Roof                      Asphalt Shingle  
Construction          Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed             June 13th, 2025  
Days on Market        2  
Zoning                  RG  
HOA Fees               582  
HOA Fees Freq.       ANN

**Listing Details**

Listing Office           Royal LePage Benchmark

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.