

\$889,750 - 49 Magnolia Heath Se, Calgary

MLS® #A2237085

\$889,750

3 Bedroom, 3.00 Bathroom, 2,559 sqft

Residential on 0.10 Acres

Mahogany, Calgary, Alberta

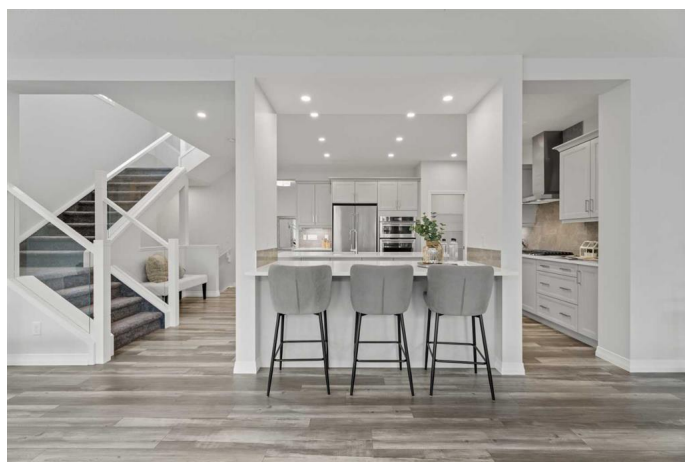
OPEN HOUSE Sunday July 27 from 1-3pm.
LOADED WITH UPGRADES! Don't wait to come and see this beautiful Lauren model by Jayman BUILT home. With an unbeatable location within the community, you're just a 5 minute walk to a gate that gets you onto main beach. Hot tub, south-facing backyard, composite deck, central air conditioning, wall-mounted big screen TV, integrated blinds, glass railings on the deck and in the main stairwell, glass enclosed bonus room, California Closets in the primary walk-ins, triple pane windows, permanent outdoor lighting, HVAC, tray ceiling lighting in the primary... This one has it all. The kitchen is expansive featuring TWO islands, gas range, and KitchenAid appliances, as well as a walk-in pantry. The primary ensuite is a dream, with his-and-hers vanities as well as his-and-hers walk in closets. The basement is a blank canvas awaiting your designs, but has all the rough-ins needed to make a second primary suite downstairs, as well as have a large rec room (read: large open basement). There's not much else left to do, but to move-in! Schedule your showing today.

Built in 2020

Essential Information

MLS® # A2237085

Price \$889,750



| | |
|----------------|-------------|
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,559 |
| Acres | 0.10 |
| Year Built | 2020 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 49 Magnolia Heath Se |
| Subdivision | Mahogany |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3M2Z7 |

Amenities

| | |
|----------------|--|
| Amenities | Beach Access, Clubhouse, Park, Parking, Playground, Recreation Facilities, Recreation Room, Game Court Interior, Picnic Area, Party Room, Racquet Courts |
| Parking Spaces | 4 |
| Parking | Concrete Driveway, Double Garage Attached, Garage Faces Front, Additional Parking |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Smart Home, Storage, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Built-In Gas Range |
| Heating | Forced Air |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior Features | Balcony |
| Lot Description | Back Yard, Close to Clubhouse, Landscaped, Lawn, Street Lighting, Standard Shaped Lot |
| Roof | Shingle |
| Construction | Cement Fiber Board, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 11th, 2025 |
| Days on Market | 17 |
| Zoning | R-G |
| HOA Fees | 588 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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.