

**224 Magnolia Heights SE  
Calgary, Alberta****MLS # A2229366****\$831,800**

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,161 sq.ft.	Age:	2023 (2 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped, Lawn, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Separate Entrance		
Inclusions:	n/a		

WELCOME to your new Dream Home! This home truly checks all the boxes. What separates this immaculate home from others in Mahogany is the full bath on the main floor. The office has a Murphy bed that is perfect for guests or multi-generational living. Love to entertain? Create your favorite dishes in your gourmet kitchen with a large island, ideal for gathering with family and friends. Then, step outside to continue the fun on the brand-new composite deck and beautiful stamped concrete patio. Whether it's a game of bocce or watching the kids play in the spacious backyard, there's room for everyone to enjoy. Unwind at the end of your day in your primary bedroom, comfortably sized for a king bed and featuring a spa-like ensuite and large walk-in closet. The kids' bedrooms accommodate queen beds and offer walk-in closets of their own. The well-designed main bathroom has a privacy door between the sink and tub area that ensures smooth mornings for the whole family. A bonus room for added family fun and laundry complete the upstairs. Future basement plans? A separate side entrance, rough-ins, and 2 large egress windows make it easy to build a legal suite or customize your dream basement. For added peace of mind, the home has been Radon tested. Your extra-wide driveway and oversized double attached garage offer standout curb appeal with plenty of room for your vehicles, bikes, tools, or weekend gear—perfect for active families who need space that works as hard as they do. And when you step outside? You're in Mahogany—one of Calgary's most vibrant lake communities with year round fun. Walk the kids to school and enjoy the nearby shops, bike paths and easy access to Stoney Trail. The lake life is ready. Are you? Call your favorite realtor

for a private showing.