

**224 Magnolia Heights SE
Calgary, Alberta**

MLS # A2244531



\$774,000

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

(OPEN HOUSE SAT AUG 16th 3:00-5:00 PM) WELCOME to your new Dream Home! This home truly checks all the boxes. What separates this Immaculate home from others in Mahogany is the 3rd FULL BATHROOM on the main floor with a main floor 4th BEDROOM/ office with Murphy bed that is perfect for guests or multi-generational living. One of the LARGEST LOTS in the area at 4370 sq ft there is plenty of room for your family to play outside. With \$40K in updates on landscape, trees, composite deck, custom stamped concrete patio, side walkway, and widening the front driveway the exterior is as beautiful as the inside of your new home. Built with 2x6's it is super quiet. Love to entertain? Create your favorite dishes in your gourmet kitchen with high-end appliances, lots of cabinets, pantry and a large QUARTZ ISLAND that is ideal for gathering with family and friends. Then, step outside to continue the fun on your BRAND-NEW COMPOSITE DECK and BEAUTIFUL STAMPED CONCRETE PATIO .For added convenience, there is plenty of storage space located directly beneath the deck, perfect for keeping outdoor furniture, gardening tools, and seasonal items tucked away. Whether it's a game of bocce or watching the kids play in the SPACIOUS WEST BACKYARD, there's room for everyone to enjoy. Maybe add a pergola to your patio for extra shade. Unwind at the end of your day in your LARGE PRIMARY RETREAT, comfortably sized for a king bed and featuring a 5-piece spa-like ensuite and large walk-in closet. The kids' bedrooms accommodate queen beds and have walk-in closets of their own. The well-designed FAMILY BATH has a PRIVACY DOOR BETWEEN SINK AND TUB that ensures smooth mornings for your busy family. A good-sized 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 (city approval) or customize your dream basement just for you. For added peace of mind, the home has been Radon tested. Your widened driveway and OVERSIZED HEATED 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. Mahogany Lake—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.