

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

MLS® #A2237085

\$889,750

3 Bedroom, 3.00 Bathroom, 2,559 sqft
Residential on 0.10 Acres

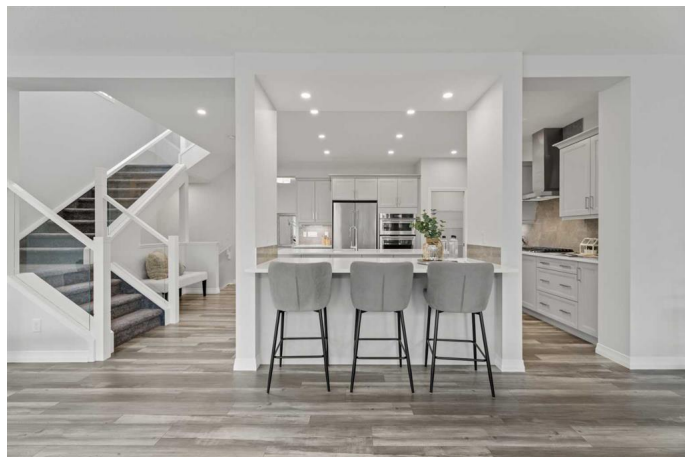
Mahogany, Calgary, Alberta

OPEN HOUSE Monday Aug 4 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). 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	Park, Parking, Party Room, Playground, Recreation Facilities, Recreation Room, Beach Access, Clubhouse, Game Court Interior, Picnic Area, Racquet Courts
Parking Spaces	4
Parking	Additional Parking, Double Garage Attached, Garage Faces Front, Concrete Driveway
# of Garages	2

Interior

Interior Features	Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Storage, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s), Smart Home
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, Landscaped, Lawn, Street Lighting, Close to Clubhouse, Standard Shaped Lot
Roof	Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 11th, 2025
Days on Market	23
Zoning	R-G
HOA Fees	588
HOA Fees Freq.	ANN

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.