

# \$908,898 - 49 Magnolia Heath Se, Calgary

MLS® #A2237085

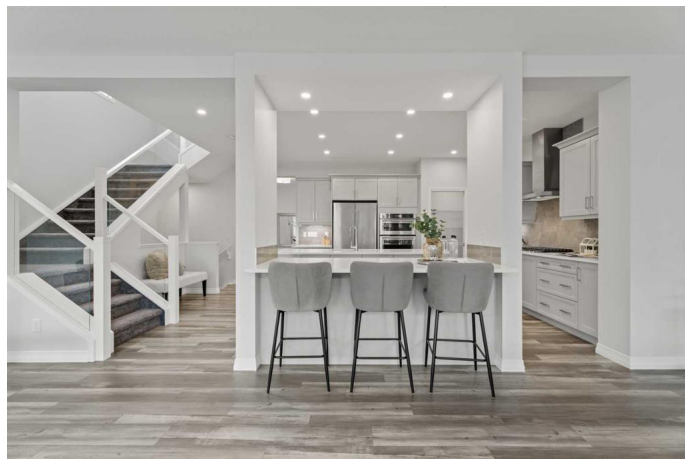
**\$908,898**

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

Mahogany, Calgary, Alberta

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. If you don't feel like walking anywhere, you can take a dip in the hot tub in your new South-facing backyard, while you BBQ on your beautiful composite low-maintenance deck. If you want to stay cool, this home has you covered as well, with central air that will keep you cool all summer long while you watch some TV on the wall-mounted big screen TV. The expansive kitchen features 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 featuring built-in dressers and shelving. 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). Other upgrades in the home include: HVAC, floor-to-ceiling glass enclosed bonus room upstairs, integrated patio door blinds, triple pane windows, permanent lighting outside, tray ceiling lighting, built-in closets in the primary, composite decking, and central air. There's not much else left to do, but to move-in! Schedule your showing today.

Built in 2020



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2237085    |
| Price          | \$908,898   |
| 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, Game Court Interior, Park, Parking, Picnic Area, Playground, Racquet Courts, Recreation Facilities, Recreation Room, Party Room |
| Parking Spaces | 4  |
| Parking        | Additional Parking, Concrete Driveway, Double Garage Attached, Garage Faces Front  |
| # 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, 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 | 11              |
| 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.