

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

MLS® #A2237085

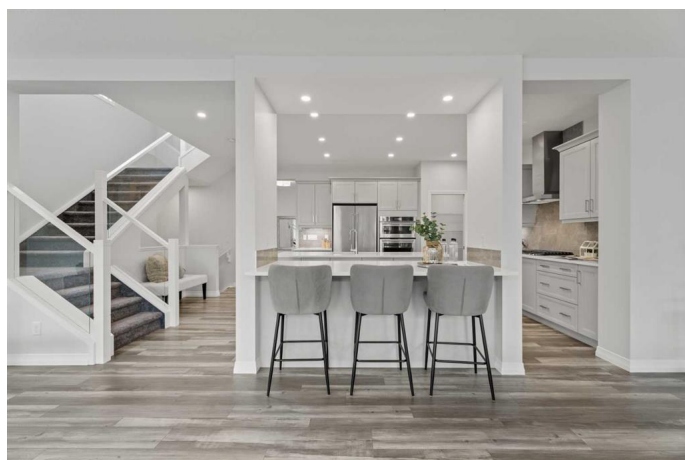
**\$908,898**

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, Park, Parking, Party Room, Picnic Area, Playground, Racquet Courts, Recreation Facilities, Recreation Room, Game Court Interior
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, 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, Standard Shaped Lot, Street Lighting
Roof	Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 11th, 2025
Days on Market	6
Zoning	R-G
HOA Fees	588
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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