

\$895,000 - 213 Magnolia Heights Se, Calgary

MLS® #A2091410

\$895,000

3 Bedroom, 3.00 Bathroom, 2,505 sqft

Residential on 0.10 Acres

Mahogany, Calgary, Alberta

Welcome to Modern Elegance in Mahogany - Embrace a pristine, recently built 2,505 sq. ft. home with 3 beds, and 2.5 baths, nestled in Mahogany with premium upgrades for luxury living; features include a large quartz kitchen island, expanded pantry, wood-paneled gas fireplace, spacious upstairs bedrooms with bonus room, and a primary suite with an upscale ensuite plus massive walk-in closet with attached laundry. This home comes with a tankless water heater, energy-efficient forced air heating, humidifier, and air purification system, including a gourmet KitchenAid appliance package with a stainless steel 22 cu ft fridge, 30" wall oven/microwave combo, 36" gas cooktop, dishwasher, and a contemporary chimney hood fan. This masterfully built home is constructed to "Built Green Canada" standards and comes with a roughed in Electric Vehicle charging outlet and 6 rooftop solar panels with grid sell-back options. Roughed in for A/C, 5.1 home theatre speaker set up and the Jayman plus package gives you all the extra options you could want. Outdoor perks include a 12 ft x 10 ft deck, landscaped fenced-in yard, automatic sprinklers, hot tub, and it backs onto a green space! With an assumable mortgage with low rates, this is your chance to grab your piece of paradise in the coveted Lake Mahogany community.

Built in 2022



Essential Information

MLS® #	A2091410
Price	\$895,000
Sold Price	\$900,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,505
Acres	0.10
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	213 Magnolia Heights Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M3H7

Amenities

Amenities	Beach Access, Boating, Clubhouse, Fitness Center, Game Court Interior, Picnic Area, Playground, Racquet Courts
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	See Remarks
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room

Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 2nd, 2023
Date Sold	November 8th, 2023
Days on Market	6
Zoning	R-G
HOA Fees	570.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	REAL BROKER
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