

\$749,900 - 240 Magnolia Heath Se, Calgary

MLS® #A2266145

\$749,900

3 Bedroom, 3.00 Bathroom, 2,277 sqft

Residential on 0.09 Acres

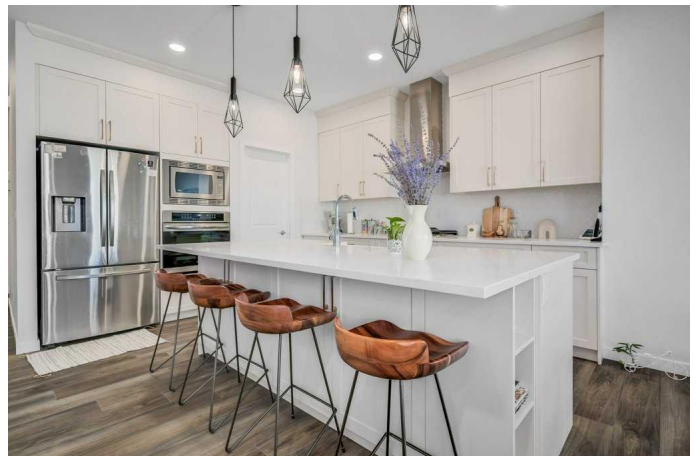
Mahogany, Calgary, Alberta

Welcome to Your Dream Home in Mahogany

Step into this beautifully upgraded residence in the award-winning lake community of Mahogany, where timeless design meets modern comfort. Built by Excel Homes and certified as a Green Built home, this energy-efficient property features over \$68,000 in professional upgrades. Tucked away on a quiet, family-friendly street, it's just minutes from Mahogany Lake and the exclusive Beach Club.

The spacious front foyer offers direct access to the oversized double attached garage and sets the tone for the open-concept main floor. Inside, you'll find nine-foot ceilings, gleaming hardwood floors, and stylish lighting throughout. The chef-inspired kitchen is both functional and elegant, with granite countertops, a large central island with a farmhouse-style sink and garburator, built-in stainless steel appliances including a gas cooktop, and a brand-new dishwasher. Ample cabinetry ensures plenty of storage for everyday living. Just off the kitchen, the dining area leads to a private, professionally landscaped backyard complete with a deck, a dedicated BBQ area, and a cozy fireplace—perfect for outdoor entertaining.

The bright and welcoming living room features a sleek electric fireplace with tile surround, creating a warm and inviting atmosphere. A



private home office with a shaded glass door offers the perfect work-from-home setup, while a stylish two-piece powder room completes the main level.

Upstairs, a spacious bonus room with vaulted ceilings offers a comfortable retreat for family time, relaxation, or entertaining guests. The upper level is also home to three generously sized bedrooms, including a luxurious primary suite that features a spa-like five-piece ensuite with a soaker tub, separate shower, dual vanities, and a walk-in closet with custom built-in shelving. A modern three-piece bathroom and a conveniently located laundry room complete the second floor.

The unfinished basement provides an excellent opportunity to expand your living space, with potential for a home gym, theatre room, guest suite, or additional family living area. Central air conditioning ensures comfort year-round, no matter the season.

Beyond the home itself, Mahogany offers an unbeatable lifestyle. Within minutes, you'll find schools, parks, playgrounds, a soccer field, shopping, and of course, the Mahogany Beach Club. Enjoy exclusive access to year-round activities such as swimming, fishing, kayaking, skating, tennis, and more—all just three minutes away.

This home offers more than just beautiful design and high-end features. It provides a lifestyle defined by comfort, community, and connection. Welcome to Mahogany. Welcome home.

Built in 2021

Essential Information

MLS® #

A2266145

Price	\$749,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,277
Acres	0.09
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	240 Magnolia Heath Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3A2

Amenities

Amenities	Trash
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Double Vanity, Kitchen Island
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Stove, Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	October 21st, 2025
Days on Market	10
Zoning	R-G
HOA Fees	525
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.