

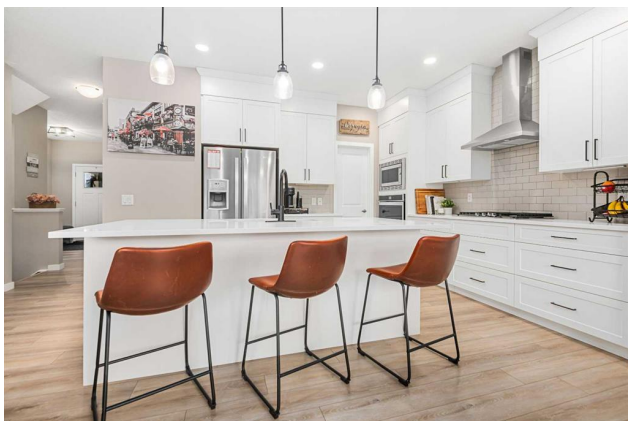


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**322 MAGNOLIA Heath, Calgary T3M 3A2**

MLS® #: **A2189907** Area: **Mahogany** Listing Date: **01/24/25** List Price: **\$839,900**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2019**  
Lot Information  
 Lot Sz Ar: **3,907 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Paved**  
 Park Feat: **Double Garage Attached,Front Drive,Heated Garage**

Finished Floor Area

Abv Sqft: **2,181**  
 Low Sqft:  
 Ttl Sqft: **2,181**

DOM

**8**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**  
 Heating: **Forced Air** Flooring: **Carpet,Vinyl Plank**  
 Sewer: Ext Feat: **Other** Water Source: **Poured Concrete**  
 Fnd/Bsmt:  
 Kitchen Appl: **Built-In Gas Range,Central Air Conditioner,Dishwasher,Garage Control(s),Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Built-in Features,Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Vaulted Ceiling(s),Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`6" x 12`7"	Kitchen	Main	12`8" x 11`7"
Pantry	Main	7`3" x 5`1"	Dining Room	Main	11`8" x 9`4"
Bonus Room	Upper	19`4" x 14`9"	Laundry	Upper	8`6" x 7`4"
Mud Room	Main	6`9" x 5`11"	Foyer	Main	9`10" x 9`2"
Walk-In Closet	Upper	7`0" x 6`11"	Walk-In Closet	Upper	5`5" x 4`8"
Bedroom - Primary	Upper	15`5" x 13`0"	Bedroom	Upper	13`5" x 12`5"
Bedroom	Upper	13`5" x 12`5"	5pc Ensuite bath	Upper	16`8" x 6`8"

4pc Bathroom

Upper

11`1" x 5`10"

2pc Bathroom  
Legal/Tax/Financial

Main

5`6" x 4`11"

Title:  
**Fee Simple**  
Legal Desc:

1910524

Zoning:  
**R-G**

Remarks

Pub Rmks:

**Stunning home offers modern living at its finest in Calgary's coveted lake community of Mahogany. This exceptional 2181 square foot, 3-bedroom, 3.5-bathroom home features a beautifully designed open-concept main floor with high ceilings, luxury vinyl plank flooring, and an upgraded lighting package. The spacious kitchen boasts an oversized island with a breakfast bar, built-in stainless steel appliances, quartz countertops, full-height cabinetry, and a tiled backsplash. The main floor is highlighted by sliding patio doors and large windows that flood the living area with natural light, offering seamless access to a walkout patio and a large backyard—perfect for outdoor living and BBQ season. Upstairs, the expansive primary bedroom features large windows, a luxurious 5-piece ensuite, and a generous his-and-hers walk-in closet. The top floor also includes two additional large bedrooms, a 4-piece bathroom, and a huge bonus room, ideal for family gatherings or a home office. The unfinished basement awaits your personal touch, while the heated double garage comes complete with upgraded epoxy flooring. The backyard has been paved for low-maintenance living and added convenience for entertaining. Enjoy all the amenities Mahogany has to offer, including lake access, two sandy beaches, the Mahogany Beach Club, playgrounds, scenic walking paths, and nearby shopping. Don't miss your chance to own this exceptional home in one of Calgary's most desirable communities, where nature, recreation, and community come together!**

Inclusions:  
Property Listed By:

**N/A**  
**Century 21 Bravo Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

