

329 Magnolia Heath SE
Calgary, Alberta

MLS # A2343458

\$988,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,629 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Level, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Recessed Lighting		
Inclusions:	Storage Shed, TV Wall Mount		

This stunning, upgraded Certified Built Green home blends modern comfort with exceptional energy efficiency. With six solar panels, a high efficiency furnace, tankless hot water, & triple pane windows, it's designed to keep utility costs low while maximizing year round comfort along with dual central a/c. With over 3600SqFt of thoughtfully designed total finished living space, this functional layout has perfect spaces on every level. The exterior even shines with Gem Lights & impressive curb appeal. Step inside to a spacious foyer with huge step in closet that sets the tone for the rest of the home, where natural light flows front-to-back. A versatile flex room sits just off the entry — perfect as a home office or quiet retreat. The open concept family room, kitchen, & dining area are bright & inviting, all filled with natural light streaming through oversized windows. The kitchen is a true showpiece, featuring light grey, ceiling height cabinetry, under cabinet color changing lighting, & elegant quartz countertops. A large island anchors the space, while the full gas range, upgraded refrigerator, built in microwave, & dishwasher make this a chef's dream kitchen. A stylish butler's pantry with quartz counters & beverage fridge leads to a walk in pantry & a convenient mudroom with direct access to the finished garage with loads of built in storage racks. The dining and living area offers upgraded windows & patio doors, & the back of the home offers a stunning full width composite deck with incredible double-awning system — perfect for outdoor living. The family room's electric fireplace, framed with beautiful tile, adds warmth & charm. Upstairs, a generous central bonus room provides additional living space. The spacious primary suite is thoughtfully designed with a walkthrough to the laundry room. The luxurious spa ensuite features dual sinks, a separate

vanity, a glass enclosed shower, a deep soaker tub with tile surround, & two walk in closets. Two additional bedrooms are spacious & share a full 5pc bathroom with a double vanity and a separate tub/shower area with a pocket door. Throughout the home, Hunter Douglas window coverings add style & function, including blackout blinds in the bedrooms. The finished basement offers a lovely bedroom, open flex area, central bathroom & large rec space, perfect for a theatre room, impressive gym space or even could be converted to a huge 5th bedroom. A high quality full fence with 6x6 posts complete this exceptional property. Located in an awarded lake community, this home offers easy access to walking paths & an incredible array of amenities. Enjoy 63 acres of lakes & recreation areas with picnic spots, a playground, beach volleyball & basketball courts, a fire pit, a fishing pier, a dock, & a day complex with washrooms & change rooms. Explore 74 acres of natural wetlands connected by scenic walking paths. Year round activities like swimming & skating make this community truly special. For the discerning buyer. Welcome home!