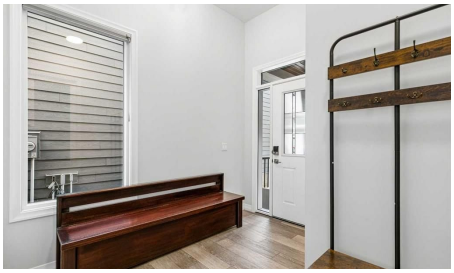
329 Magnolia Heath SE

Calgary | Active | MLS® A2343458

$975,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2021**	**2,629 sq. ft.**

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Listed by Sotheby's International Realty Canada

A closer look

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!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2343458
Bedrooms	4
Bathrooms	4
Year Built	2021
Property Type:	Residential

Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,629 sq. ft.
Main Level Finished Area:	1,162 sq. ft.
Upper Level Finished Area:	1,466 sq. ft.
Below Grade Finished Area:	980 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	3,907 sq. ft.
Lot Frontage:	33'11 7/8 "
Front Exposure:	North
Levels:	Two
Total Rooms Above Grade:	10
Year built:	2021 (Age: 5)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	1910524

Heating:	Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Composite Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Vinyl Plank
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Electric
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Upper Level
HOA Fee:	$650.00
City Quadrant:	Southeast
Community:	Mahogany
Amenities:	Other
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Gas Oven, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Inclusions:	Storage Shed, TV Wall Mount
Restrictions:	None Known

Main Floor	Kitchen · 18'6" × 10'9" ·
Main Floor	Dining Room · 15' × 11' ·
Main Floor	Pantry · 9'4" × 3'11" ·
Main Floor	Living Room · 15' × 14' ·
Main Floor	Office · 11'2" × 8'8" ·
Main Floor	Foyer · 10' × 9'5" ·
Main Floor	Mud Room · 9'7" × 5'7" ·
Main Floor	Balcony · 26' × 12' ·
Upper Level	Bonus Room · 15'1" × 13'3" ·
Upper Level	Laundry · 8' × 6' ·
Upper Level	Other · 5'10" × 4'5" ·
Upper Level	Bedroom - Primary · 17' × 11'6" ·
Upper Level	Bedroom · 12'8" × 10'2" ·
Upper Level	Bedroom · 13'1" × 13' ·
Upper Level	Walk-In Closet · 11'3" × 6'9" ·
Basement	Game Room · 23'8" × 14'6" ·
Basement	Flex Space · 15'8" × 11'3" ·
Basement	Bedroom · 14'1" × 10'6" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Lake, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Recessed Lighting
Exterior Features:	Awning(s)
Patio And Porch Features:	Awning(s), Deck
Lot Features:	Level, Low Maintenance Landscape
Num. of Parcels:	0

Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-G
Listed Date:	Oct 23, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/329-magnolia-heath-se-calgary-a2343458/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.