

\$749,888 - 82 Magnolia Court Se, Calgary

MLS® #A2248748

\$749,888

3 Bedroom, 3.00 Bathroom, 2,252 sqft

Single Family on 0.08 Acres

Mahogany, Calgary, Alberta

Feature highlights: Epic unobstructed sunrise views | Upgraded kitchen | Huge pantry | Main floor office | Luxurious 5pc ensuite | No neighbours behind | Electric blinds | Priced well below replacement value | Extra wide driveway | Fully fenced & landscaped | Quick possession available!!! Enjoy the perks of year round lake access! Your dream home in the coveted lake community of Mahogany won't wait for long. With 2,252 SqFt of beautifully designed living space, this 3-bedroom, 2.5-bath home offers comfort, style, and thoughtful upgrades throughout! The open-concept main floor is anchored by a show-stopping kitchen featuring built-in appliances, gas range, ceiling-height cabinets with crown moulding, and a massive island with three banks of drawers—perfect for gatherings. An oversized pantry just steps away ensures effortless organization for families of any size. Enjoy the convenience of a main floor office, open railings that connect both levels, and electric blinds throughout the home. Upstairs, all bedrooms are generously sized, with both secondary bedrooms boasting walk-in closets and oversized extra windows. The luxurious 5-piece ensuite includes a deep standalone soaker tub and an oversized shower for the ultimate retreat. Your basement is ready for future development with 9-foot ceilings and a thoughtfully located bathroom rough-in. Outside, the home is fully fenced and landscaped, including stone pathways for low-maintenance upkeep—all backing onto



no neighbours behind!Located steps from parks, trails, Mahogany Village Market, and with quick access via 88 Street and Stoney Trail, this is lake community living at its finest.
(id:6289)

Built in 2022

Essential Information

Listing #	A2248748
Price	\$749,888
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	2,252
Acres	0.08
Year Built	2022
Type	Single Family
Sub-Type	Freehold

Community Information

Address	82 Magnolia Court Se
Subdivision	Mahogany
City	Calgary
Province	Alberta
Postal Code	T3M3M6

Amenities

Amenities	Park, Playground, Schools, Shopping, Other
Features	See remarks, Other, No neighbours behind, No Animal Home, No Smoking Home
Parking Spaces	5
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Cooktop - Gas, Dishwasher, Dryer, Microwave, Oven - Built-In, Hood Fan, Window Coverings, Garage door opener
Heating	Forced air

Cooling	None
# of Stories	2

Exterior

Exterior	Composite Siding
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Real Broker
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