

# \$710,000 - 38 Magnolia Court Se, Calgary

MLS® #A2259910

**\$710,000**

3 Bedroom, 3.00 Bathroom, 1,717 sqft  
Single Family on 0.10 Acres

Mahogany, Calgary, Alberta

Incredible value in Mahogany. Welcome to this immaculate, like-new 2-storey home nestled on a quiet, family-friendly street in the award-winning lake community of Mahogany. Perfectly positioned just a short stroll from the main beach club entrance, this home offers an ideal blend of thoughtful design, everyday comfort, and unbeatable location. From the spacious front foyer to the central bonus room, upper-level laundry, and luxurious primary retreat, every detail has been carefully considered for modern family living. The main floor features a bright, open-concept layout filled with natural light, enhanced by clean lines and a neutral palette. At the heart of the home is the stunning kitchen, equipped with upgraded stainless steel appliances including a gas stove, elegant quartz countertops, a walk-through pantry that connects to the mudroom and double attached garage, and a large central island – perfect for entertaining or everyday family meals. The kitchen flows effortlessly into the dining area. Upstairs, you™ll find two generous secondary bedrooms, a full 3-piece bathroom, a versatile bonus room, and a spacious primary suite complete with a 5-piece ensuite featuring dual vanities, a deep soaker tub, separate walk-in shower, and a large walk-in closet. Additional highlights including FOOF door on main level, huge expensive pie shaped lot with back alley access with a huge deck in fully landscaped artificial grass backyard and an unfinished basement offering future potential. With the



Alberta New Home Warranty still in effect, and convenient access to Stoney & Deerfoot Trails, schools, shopping, and Mahogany's unmatched amenities "including beaches, parks, and scenic pathways" this is more than just a place to live. It's the lifestyle you've been waiting for. With quick possession available, this opportunity will not last. Flexible possession available with all reasonable offers considered. Book you showing today. (id:6289)

Built in 2022

Essential Information

Listing #	A2259910
Price	\$710,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,717
Acres	0.10
Year Built	2022
Type	Single Family
Sub-Type	Freehold

Community Information

Address	38 Magnolia Court Se
Subdivision	Mahogany
City	Calgary
Province	Alberta
Postal Code	T3M3M5

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping, Water Nearby, Other
Features	Other, Back lane, PVC window, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Attached Garage, Concrete
# of Garages	2

## Interior

Appliances	Gas stove(s), Dishwasher, Microwave, Hood Fan, Window Coverings, Washer & Dryer
Heating	Forced air
Cooling	None
# of Stories	2

## Exterior

Exterior	Vinyl siding
Exterior Features	Garden Area, Landscaped
Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office      CIR Realty



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Listing information last updated on October 14th, 2025 at 11:16am PDT