

\$709,999 - 83 Magnolia Court Se, Calgary

MLS® #A2242636

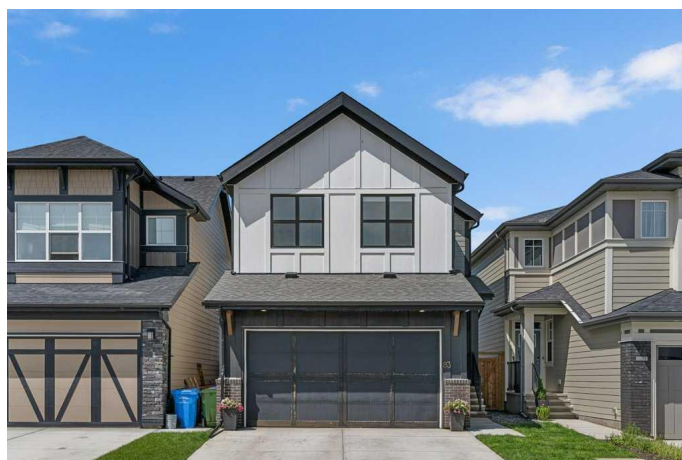
\$709,999

3 Bedroom, 3.00 Bathroom, 1,736 sqft

Residential on 0.08 Acres

Mahogany, Calgary, Alberta

Lake life is calling! Buy a lifestyle, not just a home. Located on a quiet, family friendly street in the award-winning lake community of Mahogany, this stunning, like-new 2-storey home offers the perfect balance of design, comfort, and location – just a short distance from the main beach club entrance. Step inside to discover why this highly sought-after floor plan is a favourite. From the spacious front foyer to the central bonus room, upper-level laundry, and the luxurious primary suite, every inch of this home has been thoughtfully designed for family living. The main level offers an open-concept layout flooded with natural light, highlighted with clean lines and neutral tones. At the heart of the home lies the kitchen, complete with a gas stove, upgraded stainless steel appliance package including gas stove, elegant quartz countertops, a walk-through pantry connecting to the mudroom and double attached garage, and a large central island perfect for gathering. The kitchen seamlessly flows into the dining area and bright living room with a cozy fireplace. Upstairs, you'll find 2 spacious bedrooms, a full 4 piece bath, a bonus room, and a generous primary bedroom that boasts a massive 5 piece ensuite with dual vanities, a deep soaker tub, a separate walk-in shower, and a large walk-in closet – truly your own private sanctuary. Additional features include central A/C, ample lighting and ventilation, an unfinished basement with plenty of potential, and a large sunny backyard accessed through



oversized sliding doors. With Alberta New Home Warranty in effect and easy access to Stoney & Deerfoot Trail, schools, shopping, and Mahogany’s incredible year-round amenities – including beaches, parks, and pathways – this home offers so much more than just a place to live.

Built in 2022

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2242636 |
| Price | \$709,999 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,736 |
| Acres | 0.08 |
| Year Built | 2022 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 83 Magnolia Court Se |
| Subdivision | Mahogany |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3M 3M6 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Beach Access, Other |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s) |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air, Full |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior Features | Lighting |
| Lot Description | Back Yard |
| Roof | Asphalt Shingle |
| Construction | Aluminum Siding, Composite Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 24th, 2025 |
| Days on Market | 5 |
| Zoning | R-G |
| HOA Fees | 600 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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