

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

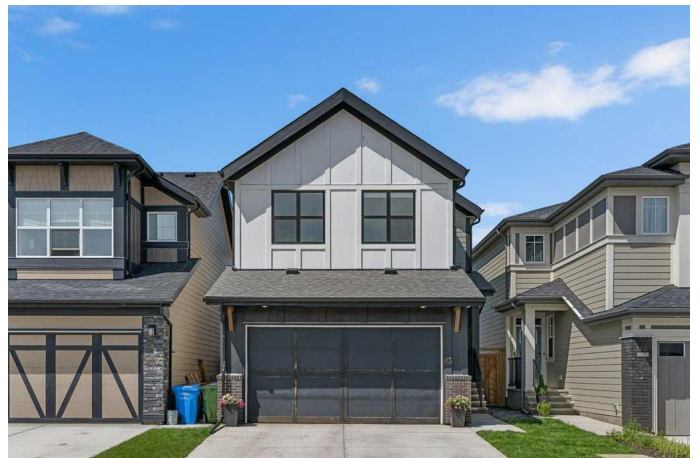
MLS® #A2242636

**\$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	Other, Beach Access
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, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Gas Stove
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, Wood Frame, Composite Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 24th, 2025
Days on Market	2
Zoning	R-G
HOA Fees	600
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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