\$765,000 - 82 Magnolia Court Se, Calgary

MLS® #A2248748

\$765,000

3 Bedroom, 3.00 Bathroom, 2,252 sqft Residential on 0.08 Acres

Mahogany, Calgary, Alberta

Feature highlights: Upgraded kitchen | Huge pantry | Main floor office | 5pc ensuite | No neighbours behind | Electric blinds | Priced well below replacement value | Extra wide driveway | Fully fenced & landscaped | Price reduced for quick possession!

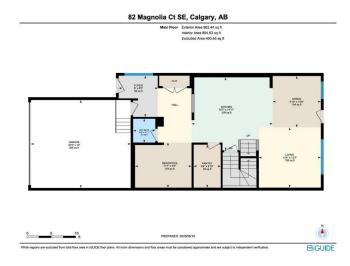
Enjoy lake access THIS summer and move in before the school year starts! Your dream home in the coveted lake community of Mahogany won't wait for long. With 2,252 SqFt of beautifully designed living space, this 3-bedroom, 2.5-bath home offers comfort, style, and thoughtful upgrades throughout!

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 drawersâ€"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 upkeepâ€"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.

Built in 2022

Essential Information

MLS® # A2248748 Price \$765,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 2,252 Acres 0.08 Year Built 2022

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 82 Magnolia Court Se

Subdivision Mahogany
City Calgary
County Calgary
Province Alberta

Postal Code T3M 3M6

Amenities

Amenities Other

Parking Spaces 5

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Double Vanity, Kitchen Island, No Animal Home, No Smoking Home,

Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See

Remarks, Soaking Tub, Walk-In Closet(s)

Appliances Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop,

Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air

Cooling None
Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features Private Yard

Lot Description Back Yard, Landscaped, No Neighbours Behind, Rectangular Lot, Zero

Lot Line

Roof Asphalt Shingle

Construction Cement Fiber Board, Composite Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed August 14th, 2025

Days on Market 1

Zoning R-G HOA Fees 582 HOA Fees Freq. ANN

Listing Details

Listing Office Real Broker

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