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

MLS® #A2259910

**$710,000**
3 Bedroom, 3.00 Bathroom, 1,717 sqft
Residential on 0.10 Acres

Mahogany, Calgary, Alberta

3D Tour available.  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 â€“ perfect for entertaining or everyday family meals. The kitchen flows effortlessly into the dining area.  Upstairs, youâ€™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 Mahoganyâ€™s unmatched amenities â€“ including beaches, parks, and scenic pathways â€“ 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.  Book you showing today.

Built in 2022

## Essential Information

| | |
|---|---|
| MLS® # | A2259910 |
| Price | $710,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,717 |
| Acres | 0.10 |
| Year Built | 2022 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

## Community Information

| | |
|---|---|
| Address | 38 Magnolia Court Se |
| Subdivision | Mahogany |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3M 3M5 |

## Amenities

| | |
|---|---|
| Amenities | Other |
| Parking Spaces | 4 |
| Parking | Alley Access, Concrete Driveway, Double Garage Attached, Front Drive |

| | |
|---|---|
| # of Garages | 2 |

## Interior

| | |
|---|---|
| Interior Features | Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s) |
| Appliances | Dishwasher, Gas Stove, Microwave, Range Hood, Washer/Dryer, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Fireplaces | None |
| Has Basement | Yes |
| Basement | Full, Unfinished |

## Exterior

| | |
|---|---|
| Exterior Features | Other, Private Yard |
| Lot Description | Back Lane, Back Yard, Close to Clubhouse, Few Trees, Garden, Landscaped, Pie Shaped Lot |
| Roof | Asphalt Shingle |
| Construction | Other, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

## Additional Information

| | |
|---|---|
| Date Listed | September 28th, 2025 |
| Days on Market | 2 |
| Zoning | R-G |
| HOA Fees | 600 |
| HOA Fees Freq. | ANN |

## Listing Details

| | |
|---|---|
| Listing Office | CIR Realty |

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