

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

MLS® #A2242636

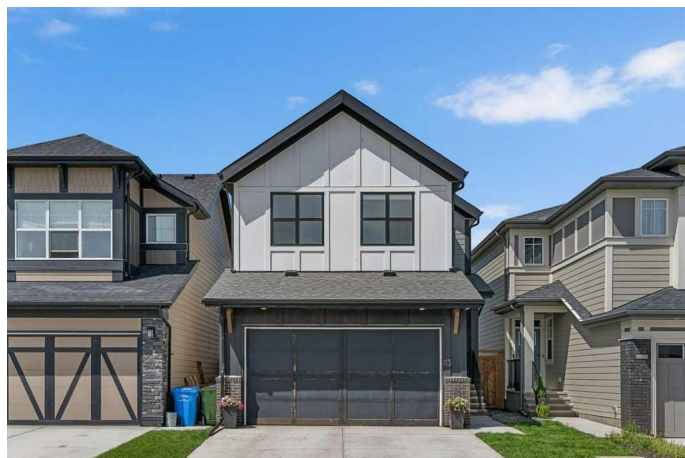
\$709,999

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	Composite Siding, Wood Frame, Aluminum Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 24th, 2025
Days on Market	8
Zoning	R-G
HOA Fees	600
HOA Fees Freq.	ANN

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.