# \$744,500 - 82 Magnolia Court Se, Calgary

MLS® #A2269051

### \$744,500

3 Bedroom, 3.00 Bathroom, 2,249 sqft Residential on 0.08 Acres

Mahogany, Calgary, Alberta

Step into modern elegance in the heart of Mahogany, Calgary's premier lake community! This beautifully crafted 2-storey home blends luxury finishes with everyday comfort, offering over 2,250 sq. ft. of stylish living space. The main floor welcomes you with an inviting open layout, where the designer kitchen shines with built-in stainless appliances, a gas range, ceiling-height cabinetry, and a spacious quartz island perfect for family gatherings. A walk-through pantry, main floor office, and sleek open railings add both function and flair. Upstairs, you will find three large bedrooms including a serene primary retreat with a spa-inspired ensuite featuring a deep soaker tub and oversized shower. Both secondary bedrooms include walk-in closets, while the convenient upper-level laundry makes daily living a breeze. The basement awaits your creative touch with 9-ft ceilings and rough-in for a future bathroom. Outside, enjoy a fenced and landscaped backyard with stone accents and no neighbours behind. Enjoy lake access privileges with four-season lake living and just minutes from Mahogany Lake, parks, playgrounds, South Health Campus and YMCA. Easy access to 88 Street and stoney Trail ensures a smooth commute to any part of the city. Quick possession available!







Built in 2022

#### **Essential Information**

MLS® # A2269051 Price \$744,500

Bedrooms 3
Bathrooms 3.00
Full Baths 2

Half Baths 1

Square Footage 2,249
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 None Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Double Vanity, High Ceilings, No Animal Home, No Smoking Home,

Open Floorplan, Pantry, Quartz Counters

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

Range Hood, Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes
Basement Full

# **Exterior**

Exterior Features Private Yard

Lot Description Back Yard, Landscaped, No Neighbours Behind

Roof Asphalt

Construction Cement Fiber Board, Composite Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed November 6th, 2025

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

## **Listing Details**

Listing Office Royal LePage METRO

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