

# \$770,000 - 82 Magnolia Court Se, Calgary

MLS® #A2229375

**\$770,000**

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

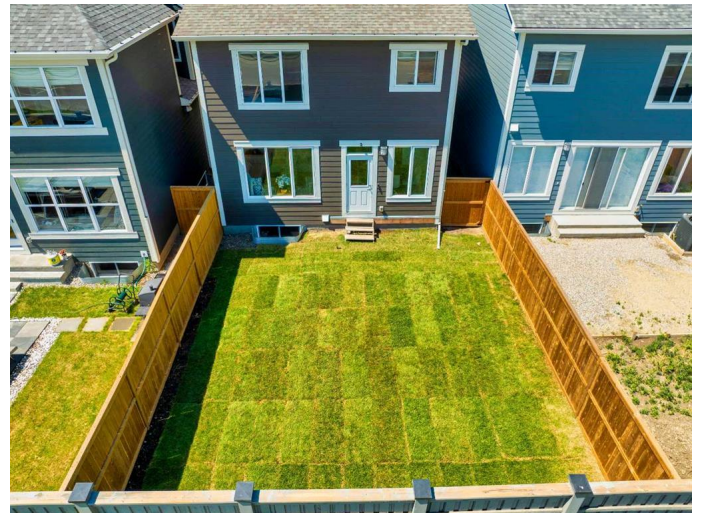
Mahogany, Calgary, Alberta

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 drawers—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 upkeep—all backing onto



82 Magnolia Ct SE, Calgary, AB

Main Floor Exterior Area 962.44 sq ft  
Interior Area 884.83 sq ft  
Excluded Area 400.50 sq ft



PREPARED: 2025/06/10

While regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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® #	A2229375
Price	\$770,000
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	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Double Vanity, Kitchen Island, Open Floorplan, 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, 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	June 20th, 2025
Days on Market	50
Zoning	R-G
HOA Fees	582
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
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