

**82 Magnolia Court SE**  
**Calgary, Alberta**

**MLS # A2248748**



**\$765,000**

|                  |                                                                           |               |                  |
|------------------|---------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Mahogany                                                                  |               |                  |
| <b>Type:</b>     | Residential/House                                                         |               |                  |
| <b>Style:</b>    | 2 Storey                                                                  |               |                  |
| <b>Size:</b>     | 2,252 sq.ft.                                                              | <b>Age:</b>   | 2022 (3 yrs old) |
| <b>Beds:</b>     | 3                                                                         | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached                                                    |               |                  |
| <b>Lot Size:</b> | 0.08 Acre                                                                 |               |                  |
| <b>Lot Feat:</b> | Back Yard, Landscaped, No Neighbours Behind, Rectangular Lot, Zero Lot Li |               |                  |

|                    |                                                  |                   |     |
|--------------------|--------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                       | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Vinyl                                    | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full, Unfinished                                 | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Cement Fiber Board, Composite Siding, Wood Frame | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                  | <b>Utilities:</b> | -   |

**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)

**Inclusions:** NA

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 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 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.