

\$749,888 - 82 Magnolia Court Se, Calgary

MLS® #A2248748

\$749,888

3 Bedroom, 3.00 Bathroom, 2,252 sqft

Residential on 0.08 Acres

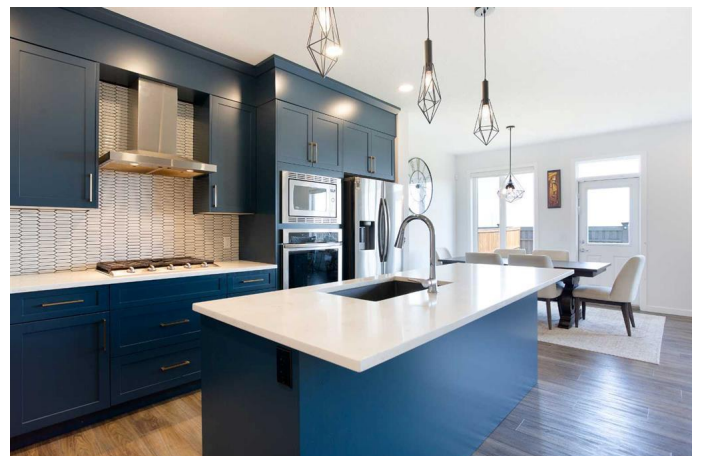
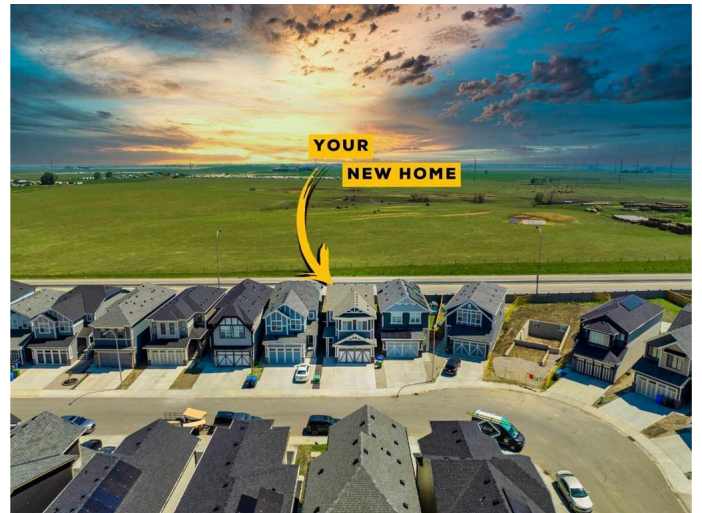
Mahogany, Calgary, Alberta

Feature highlights: Epic unobstructed sunrise views | Upgraded kitchen | Huge pantry | Main floor office | Luxurious 5pc ensuite | No neighbours behind | Electric blinds | Priced well below replacement value | Extra wide driveway | Fully fenced & landscaped | Quick possession available!!!

Enjoy the perks of year round lake access! 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.

Built in 2022

Essential Information

MLS® #	A2248748
Price	\$749,888
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	5
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Walk-In Closet(s), Soaking Tub
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, Landscaped, 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	August 14th, 2025
Days on Market	62
Zoning	R-G
HOA Fees	582
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
----------------	-------------

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.