

# \$750,000 - 82 Magnolia Court Se, Calgary

MLS® #A2248748

**\$750,000**

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

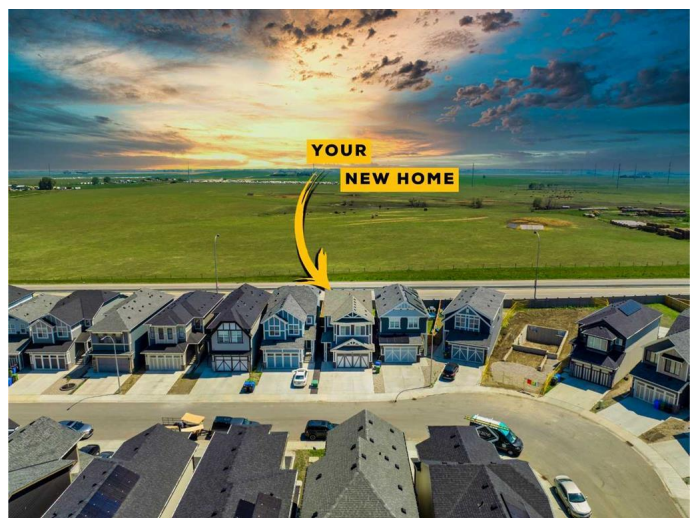
Mahogany, Calgary, Alberta

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 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.



82 Magnolia Ct SE, Calgary, AB

Main Floor Exterior Area 982.44 sq ft  
Interior Area 884.63 sq ft  
Excluded Area 400.65 sq ft



0 5 10 ft

PREPARED: 2025/06/10

White 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.



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          | \$750,000   |
| 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 | 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, 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, 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 | 28                |
| 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.