



**GRASSROOTS**  
REALTY GROUP

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**130 Magnolia Court SE**  
**Calgary, Alberta**

**MLS # A2236859**



**\$840,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,282 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	4	<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, Interior Lot, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Wall Decor and Furniture - Negotiable		

Welcome to Mahogany Lake—where vibrant community living meets serene lakefront beauty. Offering four seasons of adventure including skating, fishing, swimming, and lively events year-round, this sought-after community also spoils you with top-rated schools, endless shopping, and dining experiences, including the upscale lakefront gem Chairman's Steakhouse. Nestled on a quiet street, this stunning 2-storey home features nearly 2,300 sq ft of thoughtfully designed and highly upgraded living space, with a double attached garage boasting 13-foot ceilings, and a side entrance to the basement for future development flexibility. Step inside to an airy open-to-below foyer soaring nearly 20 feet high, flooding the space with natural light. A few steps up, discover a main floor that wows at every turn. An elevated home office, enclosed in modern glass walls with sleek black framing, balances privacy and light—ideal for working from home in style. The heart of the home is the chef-inspired kitchen, boasting a built-in wall oven & microwave, gas cooktop with designer hood fan, full-height stone tile backsplash, elegant white quartz countertops throughout, upgraded refrigerator & a massive walk-in pantry. The open-concept main floor is adorned with luxury vinyl plank flooring, designer lighting, and a show-stopping floor-to-ceiling European-style fireplace—an elegant statement piece in the living area. Sliding French doors lead to a spacious deck and fully fenced backyard, perfect for sunny barbecues and cozy evening gatherings. Upstairs, you'll be amazed by over 1,200 sq ft of refined living, starting with an eye-catching wrought iron railing and vaulted ceilings in the expansive Bonus Room. This upper level is rare and exceptional, featuring FOUR bedrooms, including a luxurious primary retreat with a spa-inspired 5-piece ensuite

with soaker tub, separate shower & dual vanities and a large walk-in closet. The main bath also offers dual sinks, perfect for busy mornings, and the upper laundry room is complete with a sleek front-load washer & dryer and ample storage space. The unfinished basement is a blank canvas with rough-in plumbing and limitless design potential—whether you dream of a home gym, theatre, or additional living space. Barely lived in, this home feels like new and delivers comfort, style, and room to grow in one of Calgary's most prestigious lake communities. Whether you're paddle boarding at sunrise or enjoying hot chocolate by the ice rink in winter, Mahogany is more than a neighbourhood—it's a lifestyle. Don't miss the opportunity to make this exceptional family home yours. Book your private showing today and fall in love with lake living all year round.