



GRASSROOTS
REALTY GROUP

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83 Magnolia Court SE
Calgary, Alberta

MLS # A2242636



\$709,999

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,736 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Aluminum Siding , Composite Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Lake life is calling! Buy a lifestyle, not just a home. Located on a quiet, family friendly street in the award-winning lake community of Mahogany, this stunning, like-new 2-storey home offers the perfect balance of design, comfort, and location – just a short distance from the main beach club entrance. Step inside to discover why this highly sought-after floor plan is a favourite. From the spacious front foyer to the central bonus room, upper-level laundry, and the luxurious primary suite, every inch of this home has been thoughtfully designed for family living. The main level offers an open-concept layout flooded with natural light, highlighted with clean lines and neutral tones. At the heart of the home lies the kitchen, complete with a gas stove, upgraded stainless steel appliance package including gas stove, elegant quartz countertops, a walk-through pantry connecting to the mudroom and double attached garage, and a large central island perfect for gathering. The kitchen seamlessly flows into the dining area and bright living room with a cozy fireplace. Upstairs, you’ll find 2 spacious bedrooms, a full 4 piece bath, a bonus room, and a generous primary bedroom that boasts a massive 5 piece ensuite with dual vanities, a deep soaker tub, a separate walk-in shower, and a large walk-in closet – truly your own private sanctuary. Additional features include central A/C, ample lighting and ventilation, an unfinished basement with plenty of potential, and a large sunny backyard accessed through oversized sliding doors. With Alberta New Home Warranty in effect and easy access to Stoney & Deerfoot Trail, schools, shopping, and Mahogany’s incredible year-round amenities – including beaches, parks, and pathways – this home offers so much more than just a place to live.

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