



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2269051**



**\$729,900**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,249 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		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<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>	-
<b>Features:</b>	Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

**Inclusions:** N/A

Step into modern elegance in the heart of Mahogany, Calgary's premier lake community! This beautifully crafted 2-storey home blends luxury finishes with everyday comfort, offering over 2,250 sq. ft. of stylish living space. The main floor welcomes you with an inviting open layout, where the designer kitchen shines with built-in stainless appliances, a gas range, ceiling-height cabinetry, and a spacious quartz island perfect for family gatherings. A walk-through pantry, main floor office, and sleek open railings add both function and flair. Upstairs, you will find three large bedrooms including a serene primary retreat with a spa-inspired ensuite featuring a deep soaker tub and oversized shower. Both secondary bedrooms include walk-in closets, while the convenient upper-level laundry makes daily living a breeze. The basement awaits your creative touch with 9-ft ceilings and rough-in for a future bathroom. Outside, enjoy a fenced and landscaped backyard with stone accents and no neighbours behind. Enjoy lake access privileges with four-season lake living and just minutes from Mahogany Lake, parks, playgrounds, South Health Campus and YMCA. Easy access to 88 Street and stoney Trail ensures a smooth commute to any part of the city. Quick possession available!