



**82 Magnolia Court SE
Calgary, Alberta**

MLS # A2300669



\$708,888

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,254 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Composite Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

Move in before the school year starts and enjoy lake living all summer in the sought-after community of Mahogany. This beautifully designed 3-bedroom, 2.5-bath home offers 2,252 sq ft of stylish and functional living space, featuring an open-concept main floor with a standout kitchen complete with built-in appliances, a gas range, ceiling-height cabinets with crown moulding, a large island with ample storage, and an oversized pantry. The main floor also includes a convenient office, elegant open railings, and electric blinds throughout. Upstairs, all bedrooms are generously sized, with the secondary rooms offering walk-in closets and extra windows, while the primary suite boasts a luxurious 5-piece ensuite with a deep soaker tub and oversized shower. The basement is ready for future development with 9-foot ceilings and a bathroom rough-in. Outside, enjoy a fully fenced and landscaped yard with low-maintenance stone pathways and no rear neighbors, all just steps from parks, pathways, Mahogany Village Market, and with quick access to 88 Street and Stoney Trail for ultimate convenience.