



GRASSROOTS
REALTY GROUP

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66 Magnolia Court SE
Calgary, Alberta

MLS # A2351119



\$825,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,274 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped, Pasture, Private, Rectangular Lot		

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

Inclusions: None

Welcome to 66 Magnolia Court SE, where thoughtful interior design meets an exceptional outdoor retreat in the sought-after community of Mahogany! Showcasing pristine curb appeal, the front yard greets you with clean decorative rock work and a lovely garden bed, complemented by a fully fenced yard with a gate for added privacy. Step inside to discover refined craftsmanship throughout, highlighted by elegant decorative wall paneling with four custom shelves on the main living room accent wall, along with matching feature paneling in the spacious primary bedroom. Complete with central air conditioning to keep you cool all summer long, every interior detail has been thoughtfully crafted for stylish, turn-key comfort. Out back, your private oasis awaits as the yard backs onto a street into a peaceful greenspace, giving you extra room to breathe. Enjoy long summer evenings on the low-maintenance composite deck under the shade of a stylish pergola, surrounded by lush grass, colorful flower beds, and a beautiful tree. Best of all, living in Mahogany offers year-round access to the lake—allowing you to swim, paddleboard, or lounge on the beach in the summer, and skate or play ice hockey all winter. Move-in ready and packed with premium upgrades, this spectacular home is an absolute must-see!