

\$720,000 - 38 Magnolia Court Se, Calgary

MLS® #A2249355

\$720,000

3 Bedroom, 3.00 Bathroom, 1,717 sqft

Residential on 0.10 Acres

Mahogany, Calgary, Alberta

Open House - Sunday 24th August - 12 noon to 15PM. 3D Tour available. Welcome to this immaculate, like-new 2-storey home nestled on a quiet, family-friendly street in the award-winning lake community of Mahogany. Perfectly positioned just a short stroll from the main beach club entrance, this home offers an ideal blend of thoughtful design, everyday comfort, and unbeatable location. From the spacious front foyer to the central bonus room, upper-level laundry, and luxurious primary retreat, every detail has been carefully considered for modern family living. The main floor features a bright, open-concept layout filled with natural light, enhanced by clean lines and a neutral palette. At the heart of the home is the stunning kitchen, equipped with upgraded stainless steel appliances including a gas stove, elegant quartz countertops, a walk-through pantry that connects to the mudroom and double attached garage, and a large central island – perfect for entertaining or everyday family meals. The kitchen flows effortlessly into the dining area. Upstairs, you™ll find two generous secondary bedrooms, a full 3-piece bathroom, a versatile bonus room, and a spacious primary suite complete with a 5-piece ensuite featuring dual vanities, a deep soaker tub, separate walk-in shower, and a large walk-in closet. Additional highlights including FOOF door on main level, huge expensive pie shaped lot with back alley access with a huge deck in fully landscaped artificial grass backyard and an unfinished



basement offering future potential. With the Alberta New Home Warranty still in effect, and convenient access to Stoney & Deerfoot Trails, schools, shopping, and Mahogany's unmatched amenities – including beaches, parks, and scenic pathways – this is more than just a place to live. It's the lifestyle you've been waiting for. With quick possession available, this opportunity will not last. Book you showing today.

Built in 2022

Essential Information

MLS® #	A2249355
Price	\$720,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,717
Acres	0.10
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	38 Magnolia Court Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3M5

Amenities

Amenities	Other
Parking Spaces	4

Parking	Alley Access, Concrete Driveway, Double Garage Attached, Front Drive
# of Garages	2

Interior

Interior Features	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Gas Stove, Microwave, Range Hood, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplaces	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Lane, Back Yard, Close to Clubhouse, Few Trees, Garden, Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Other, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 16th, 2025
Days on Market	10
Zoning	R-G
HOA Fees	600
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.