

# \$799,900 - 63 Magnolia Court Se, Calgary

MLS® #A2206335

**\$799,900**

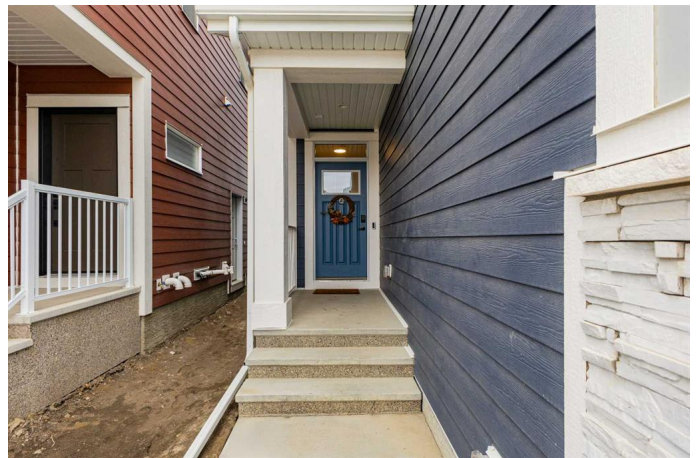
3 Bedroom, 3.00 Bathroom, 2,342 sqft

Residential on 0.08 Acres

Mahogany, Calgary, Alberta

OPEN HOUSE - May 17th - 1:30-3:30PM

Discover this stunning 3-bedroom, 2.5-bathroom modern detached smart-home in the highly desirable community of Mahogany. Designed with a unique 4-level split floorplan by Jayman, this home offers exceptional space and versatility. The second level features a bright and functional office space, perfect for remote work or study. On the third level, you'll find the private parents' retreat, complete with a spacious walk-in closet and a luxurious 5-piece ensuite featuring a soaker tub, dual sinks, and a separate shower. The upper level boasts two additional bedrooms, a bonus room, and a 5-piece bath with dual sinks, making it ideal for family or guests. The main floor is designed for entertaining, with a timeless kitchen overlooking a cozy living room with a fireplace. A deck off the kitchen provides easy access for BBQing, while the backyard is ready for your personal touch. This home is also energy-efficient, featuring solar panels to help reduce utility costs, smart switches and tankless hot water tank. Additional features include an attached garage with electric car charger, an unfinished basement with endless possibilities for customization, and a storage room for added space. Mahogany is centered around Calgary's largest freshwater lake, featuring beaches, parks, and scenic walking trails. Residents enjoy access to the Mahogany Beach Club, offering activities like swimming, kayaking, skating and more! The



area is home to shopping, dining, and recreational facilities, with Westman Village providing a unique urban-style living experience. Donâ€™t miss the opportunity to call this exceptional property home!

Built in 2022

**Essential Information**

MLS® #	A2206335
Price	\$799,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,342
Acres	0.08
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

**Community Information**

Address	63 Magnolia Court Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3M5

**Amenities**

Amenities	Beach Access, Clubhouse
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Quartz Counters
-------------------	--

Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Oven, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 28th, 2025
Days on Market	55
Zoning	R-G
HOA Fees	582
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Nineteen 88 Real Estate
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.