

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

MLS® #A2206335

**\$799,900**

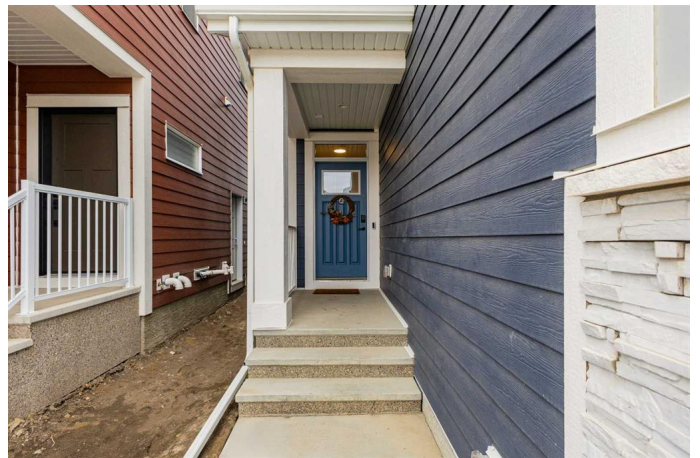
3 Bedroom, 3.00 Bathroom, 2,342 sqft

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 | 91               |
| Zoning         | R-G              |
| HOA Fees       | 582              |
| HOA Fees Freq. | ANN              |

## Listing Details

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

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