

\$819,900 - 122 Magnolia Court Se, Calgary

MLS® #A2124705

\$819,900

4 Bedroom, 3.00 Bathroom, 2,194 sqft

Residential on 0.08 Acres

Mahogany, Calgary, Alberta

2023 Build | New Home | 2 Story | 2194.46 SQFT | 4-Bedrooms | 3-Bathrooms | Open Floor Plan | High Ceilings | Dream Kitchen with Center land | Side Entrance | LVP floors on Main | Spacious Yard & Much More | This is an extraordinary opportunity to own this newly built home in the modern community of Mahogany, with conveniently quick access to Stony Trail & Deerfoot. This 2 story home offers a noteworthy floor plan with extensive upgrades. The main floor features 9'™ ceilings, a bedroom attached with full bathroom, an open concept upgraded kitchen with floor to ceiling cabinetry with a Grand kitchen Island, complete with pantry, Upgraded stainless steel appliances, a spacious living room with electric fire place & dining. Second floor boasts a Bonus room with tray ceiling, Master bedroom with a large 5 pc ensuite & Walk-in closet, Two additional well sized bedrooms with an additional 5pc bathroom, and a laundry room. Stepping down to the 9' basement! This home has HRV ventilation to ensure the best air flow throughout your home. Oversized windows will bring tons of sunshine throughout! Being unfinished, you have the flexibility to turn into anything you desire and seems fit to your family, such as bedrooms, playroom, fitness rooms, or even a theatre! And the basement has its own separate entrance with large windows. This home offers everything you need, all located in excellent community of Mahogany. Which offers even more bonuses with four-season lake living,



offering recreation with tennis courts, splash park, playgrounds, hockey rink, sandy beaches and more!! Located near many amenities, this home is Less than a 5-minute drive to Elementary schools and short walk to playgrounds and the Mahogany beach house. Also a short 10 minutes drive to Brookfield YMCA, South Health Campus, and Seton Shopping Centre, with easy access to Stony and Deerfoot Trail. This home is the one you have been waiting for! Donâ€™t let it get away, book your showing today, and/or visit the 3D Tour!!

Built in 2023

Essential Information

MLS® #	A2124705
Price	\$819,900
Sold Price	\$811,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,194
Acres	0.08
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	122 Magnolia Court Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M3M6

Amenities

Amenities	Beach Access, Boating, Clubhouse, Fitness Center, Park, Picnic Area, Playground
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer
Heating	Central, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Family Room
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Level
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Concrete, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 19th, 2024
Date Sold	May 23rd, 2024
Days on Market	34
Zoning	R-G
HOA Fees	475.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	MaxWell Central
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