

# \$840,000 - 130 Magnolia Court Se, Calgary

MLS® #A2236859

**\$840,000**

4 Bedroom, 3.00 Bathroom, 2,282 sqft

Residential on 0.08 Acres

Mahogany, Calgary, Alberta

Welcome to Mahogany Lake—where vibrant community living meets serene lakefront beauty. Offering four seasons of adventure including skating, fishing, swimming, and lively events year-round, this sought-after community also spoils you with top-rated schools, endless shopping, and dining experiences, including the upscale lakefront gem Chairman's Steakhouse. Nestled on a quiet street, this stunning 2-storey home features nearly 2,300 sq ft of thoughtfully designed and highly upgraded living space, with a double attached garage boasting 13-foot ceilings, and a side entrance to the basement for future development flexibility. Step inside to an airy open-to-below foyer soaring nearly 20 feet high, flooding the space with natural light. A few steps up, discover a main floor that wows at every turn. An elevated home office, enclosed in modern glass walls with sleek black framing, balances privacy and light—ideal for working from home in style. The heart of the home is the chef-inspired kitchen, boasting a built-in wall oven & microwave, gas cooktop with designer hood fan, full-height stone tile backsplash, elegant white quartz countertops throughout, upgraded refrigerator & a massive walk-in pantry. The open-concept main floor is adorned with luxury vinyl plank flooring, designer lighting, and a show-stopping floor-to-ceiling European-style fireplace—an elegant statement piece in the living area. Sliding French doors lead to a spacious deck and fully fenced backyard,



perfect for sunny barbecues and cozy evening gatherings. Upstairs, youâ€™ll be amazed by over 1,200 sq ft of refined living, starting with an eye-catching wrought iron railing and vaulted ceilings in the expansive Bonus Room. This upper level is rare and exceptional, featuring FOUR bedrooms, including a luxurious primary retreat with a spa-inspired 5-piece ensuite with soaker tub, separate shower & dual vanities and a large walk-in closet. The main bath also offers dual sinks, perfect for busy mornings, and the upper laundry room is complete with a sleek front-load washer & dryer and ample storage space. The unfinished basement is a blank canvas with rough-in plumbing and limitless design potentialâ€”whether you dream of a home gym, theatre, or additional living space. Barely lived in, this home feels like new and delivers comfort, style, and room to grow in one of Calgaryâ€™s most prestigious lake communities. Whether you're paddle boarding at sunrise or enjoying hot chocolate by the ice rink in winter, Mahogany is more than a neighbourhoodâ€”it's a lifestyle. Donâ€™t miss the opportunity to make this exceptional family home yours. Book your private showing today and fall in love with lake living all year round.

Built in 2023

**Essential Information**

MLS® #	A2236859
Price	\$840,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,282
Acres	0.08

Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	130 Magnolia Court Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3M6

### Amenities

Amenities	Beach Access, Clubhouse, Park, Picnic Area, Playground
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Bathroom Rough-in
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Great Room, See Remarks
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Back Yard, Low Maintenance Landscape, Interior Lot
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Cement Fiber Board

Foundation                Poured Concrete

**Additional Information**

Date Listed                July 11th, 2025  
Days on Market            7  
Zoning                      R-G  
HOA Fees                  520  
HOA Fees Freq.          ANN

**Listing Details**

Listing Office              Jayman Realty Inc.

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