



130 Magnolia Court Calgary Alberta

\$840,000

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, you'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 vani...

Living room 12.83 Ft x 12.50 Ft
 Kitchen 16.25 Ft x 13.00 Ft
 Dining room 10.42 Ft x 10.42 Ft
 Pantry 5.50 Ft x 5.00 Ft
 Foyer 9.33 Ft x 4.58 Ft
 Den 9.83 Ft x 9.50 Ft

Primary Bedroom 13.83 Ft x 12.00 Ft
 Other 9.33 Ft x 4.67 Ft
 5pc Bathroom 10.50 Ft x 10.33 Ft
 Bedroom 13.08 Ft x 8.75 Ft
 Bedroom 12.58 Ft x 8.83 Ft
 Bedroom 10.58 Ft x 9.33 Ft

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Other 7.75 Ft x 4.92 Ft

2pc Bathroom 4.92 Ft x 4.92 Ft

Bonus Room 13.17 Ft x 13.17 Ft

Laundry room 6.58 Ft x 5.25 Ft

5pc Bathroom 8.42 Ft x 8.33 Ft