



84 Magnolia Common Calgary Alberta

\$709,900

Welcome to this stunning and versatile home in the award-winning lake community of Mahogany, offering exceptional space, natural light, and an incredible opportunity with a 2-bedroom legal basement suite. Situated on a corner lot, this beautifully designed two-storey home is filled with natural light thanks to the abundance of extra windows. The main floor features an open-concept layout ideal for modern living and entertaining, complete with a spacious living and dining area, a well-appointed kitchen with a large pantry, and excellent storage with both front and back closets. A rare main-floor bedroom and full bathroom provide flexibility for guests, multi-generational living, or a private home office. Upstairs, you'll find four generous bedrooms, including a spacious primary retreat with a walk-in closet and a 4-piece ensuite. The upper level also offers three additional bedrooms, a full bathroom, convenient laundry, and an open flex/den area—perfect for a study space, playroom, or additional lounge. The fully finished legal basement suite is an incredible mortgage helper or investment opportunity. Featuring two bedrooms—each with its own attached bathroom, separate laundry, and a private entrance—this suite offers comfort and privacy for tenants or extended family. Living in Mahogany means enjoying one of Calgary's most sought-after lake communities centered around Mahogany Lake, the city's largest freshwater lake at approximately 64 acres. Residents enjoy year-round amenities, including swimming, paddle sports, fishing, beach volleyball, skating rinks, and scenic pathways. The community hub, ****Mahogany Beach Club****, features a splash park, picnic and BBQ areas, natural gas fire pits, a fishing dock, and a 21,000 sq ft clubhouse, while nearby Mahogany Wetlands offer 74 acres of preserved nature and access to over 22 km of pathways for walking, jogging, and cycling...

3pc Bathroom 6.58 Ft x 5.50 Ft
 4pc Bathroom 5.00 Ft x 9.08 Ft
 Bedroom 10.17 Ft x 9.00 Ft
 Bedroom 11.92 Ft x 9.08 Ft
 Family room 10.25 Ft x 9.17 Ft
 Kitchen 11.50 Ft x 10.75 Ft

Kitchen 13.67 Ft x 10.67 Ft
 Living room 12.58 Ft x 16.67 Ft
 4pc Bathroom 4.92 Ft x 9.08 Ft
 4pc Bathroom 5.67 Ft x 9.92 Ft
 Bedroom 9.33 Ft x 10.17 Ft
 Bedroom 10.08 Ft x 9.08 Ft

Listing Presented By:



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Other 9.00 Ft x 19.58 Ft

4pc Bathroom 8.25 Ft x 4.92 Ft

Bedroom 11.50 Ft x 12.92 Ft

Dining room 6.33 Ft x 10.83 Ft

Bedroom 9.42 Ft x 10.17 Ft

Other 8.92 Ft x 9.83 Ft

Primary Bedroom 12.92 Ft x 12.00 Ft