# \$855,000 - 200 Magnolia Terrace Se, Calgary

MLS® #A2225025

### \$855,000

4 Bedroom, 4.00 Bathroom, 2,146 sqft Residential on 0.09 Acres

Mahogany, Calgary, Alberta

Welcome to 200 Magnolia Terrace – where style, space, and comfort come together in perfect harmony.

Built in 2024 by Excel Homes, this immaculate, move-in-ready home is thoughtfully designed with modern families in mind. From the moment you step inside, the bright and airy foyerâ€"complete with a large closet and durable luxury vinyl plank flooringâ€"sets the tone for the rest of the home: functional, beautiful, and built for real life.

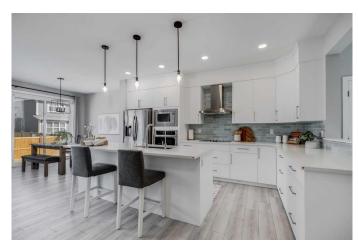
Working from home or managing schoolwork is a breeze thanks to the spacious main floor office. Around the corner, the heart of the home awaitsâ€"a chef-inspired kitchen that dazzles with full-height white cabinetry, gleaming quartz countertops, a sleek glass backsplash, built-in oven and cooktop, upgraded appliances, and a massive walk-through pantry with a coffee bar and additional cabinetry.

The living area is a showstopper, with oversized windows that fill the space with natural light, a modern fireplace framed by built-in shelving, and custom window coverings throughout. The adjacent dining area features an impressive three-panel sliding glass door that leads to a large backyardâ€"perfect for gatherings or a quiet evening outdoors.

Upstairs, a vaulted bonus room offers a







flexible retreat for movie nights, play space, or a cozy lounge. The expansive primary suite is a true sanctuary, complete with a spa-like 5-piece ensuite featuring a walk-in shower, soaker tub, and dual vanities. Two large secondary bedrooms each come with walk-in closetsâ€"one nearly rivaling the primary in sizeâ€"and share a well-appointed 4-piece bathroom. The convenient upper-floor laundry room makes daily chores a little easier.

The professionally finished basement, completed by the builder, provides even more living space with a large family room, a fourth bedroom, a full bathroom, and plenty of storageâ€"ideal for guests or growing families.

Additional features include a double attached garage, a \$3,000 landscaping credit to personalize your outdoor space, a water softener and filtration system, central air conditioning and peace of mind with warranty coverage: a builder's warranty until September 2025 and a Certified New Home Warranty valid through September 2034.

Located in the award-winning lake community of Mahogany, you'II enjoy access to a 64-acre lake, sandy beaches, scenic walking paths, parks, playgrounds, shops, restaurants, and more.

200 Magnolia Terrace isn't just a houseâ€"it's the lifestyle you've been waiting for. Come see it for yourself and fall in love.

Built in 2024

#### **Essential Information**

MLS® # A2225025

Price \$855,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 2,146

Acres 0.09

Year Built 2024

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

## **Community Information**

Address 200 Magnolia Terrace Se

Subdivision Mahogany

City Calgary
County Calgary
Province Alberta

Postal Code T3M 3H9

#### **Amenities**

Amenities Beach Access

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity,

French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub,

Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Electric Cooktop,

Garage Control(s), Microwave, Range Hood, Refrigerator,

Washer/Dryer, Window Coverings, Water Softener

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric, Living Room

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Other

Lot Description Back Yard, Rectangular Lot

Roof Asphalt Shingle

Construction Composite Siding, Stone, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 27th, 2025

Days on Market 3

Zoning R-G

HOA Fees 582

HOA Fees Freq. ANN

## **Listing Details**

Listing Office CIR Realty

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