

\$969,000 - 237 Magnolia Terrace Se, Calgary

MLS® #A2230440

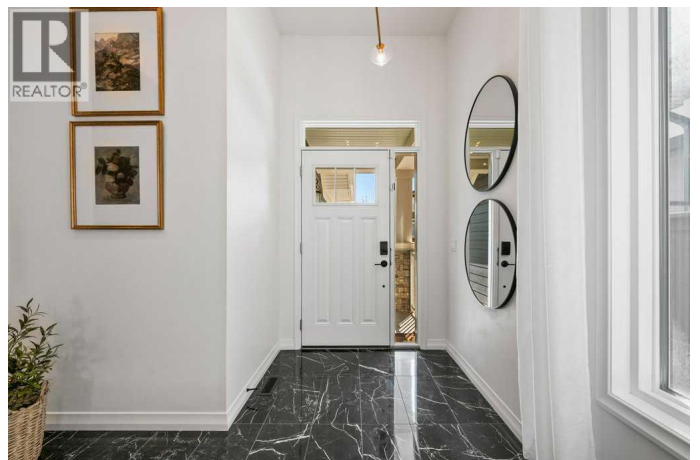
\$969,000

4 Bedroom, 3.00 Bathroom, 2,700 sqft

Single Family on 0.09 Acres

Mahogany, Calgary, Alberta

EXQUISITE 4 BEDROOM HOME â€“ BACKING ONTO A GREEN BELT LEADING TO A NEARBY PLAYGROUND & BASKETBALL COURT! This is more than a homeâ€”itâ€™s where your familyâ€™s best memories begin. Perfectly positioned just 50 meter's from a playground and 350 meter's from a future Kâ€™9 Catholic school and farmerâ€™s market, this built-green home blends modern comfort with everyday convenience. Step inside to a tiled entryway and a spacious walk-in closet. The main floor features 9' knockdown ceilings, engineered hardwood flooring, and a front den with a glass insertâ€”ideal for a home office or playroom. A stylish 2-piece bath and a tiled mudroom with built-in bench lead to a walk-through pantry and quartz coffee bar. The chefâ€™s kitchen is a showstopper: quartz countertops, subway tile backsplash, Blanco Silgranit sink, soft-close cabinetry, and premium KitchenAid built-in appliancesâ€”including a 36" gas cooktop and convection microwave/oven. A large island with seating anchors the space, while the dining area is bathed in natural light from 8' dual sliding doors. The lifestyle room offers a cozy electric fireplace, and the west-facing backyard is built for family lifeâ€”featuring a spacious deck, lower patio, synthetic grass, and mesh fencing. Backing onto a green belt with direct access to the playground and basketball courts, you can supervise the kids while grilling dinner. Upstairs, plush carpet leads to a central



bonus room, tiled laundry with quartz storage, and a 5-piece guest bath with separate water closet. Four bedrooms include a front-facing room with walk-in closet, a side bedroom, and a rear-facing primary suite with dual walk-in closets, ceiling fan, and a spa-inspired 5-piece en-suite with deep tub, tiled shower, and his-and-her quartz vanities. The finished double garage with EV charger, developed basement stairs, and energy-efficient features—hot water on demand, HRV, 6 solar panels, UV air purification, and water softener—complete this exceptional package. Book your private showing today. This is the family home you’ve been waiting for. (id:6289)

Built in 2022

Essential Information

| | |
|----------------|---------------|
| Listing # | A2230440 |
| Price | \$969,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Half Baths | 1 |
| Square Footage | 2,700 |
| Acres | 0.09 |
| Year Built | 2022 |
| Type | Single Family |
| Sub-Type | Freehold |

Community Information

| | |
|-------------|-------------------------|
| Address | 237 Magnolia Terrace Se |
| Subdivision | Mahogany |
| City | Calgary |
| Province | Alberta |
| Postal Code | T3M3H9 |

Amenities

| | |
|-----------|--|
| Amenities | Park, Playground, Recreation Nearby, Schools, Shopping, Water Nearby |
| Features | PVC window, Closet Organizers, No Smoking Home, Level, Gas BBQ |

| | |
|----------------|-----------------|
| | Hookup |
| Parking Spaces | 4 |
| Parking | Attached Garage |
| # of Garages | 2 |

Interior

| | |
|-----------------|--|
| Appliances | Washer, Refrigerator, Water softener, Cooktop - Gas, Dishwasher, Dryer, Microwave, Oven - Built-In, Hood Fan, Window Coverings, Garage door opener |
| Heating | Natural gas Forced air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| # of Stories | 2 |

Exterior

| | |
|-------------------|-------------------------|
| Exterior | Composite Siding, Stone |
| Exterior Features | Landscaped, Lawn |
| Foundation | Poured Concrete |

Listing Details

| | |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|



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