

# \$915,000 - 200 Magnolia Terrace Se, Calgary

MLS® #A2216918

**\$915,000**

4 Bedroom, 4.00 Bathroom, 2,146 sqft

Residential on 0.09 Acres

Mahogany, Calgary, Alberta

Discover your dream home at 200 Magnolia Terrace, a stunning new build by Excel Homes completed in 2024. This thoughtfully designed residence boasts a fantastic floor plan with exceptional use of space, perfect for families and those who love entertaining.

The inviting main floor features a bright, open entryway perfect for busy families thanks to the large closet and the gorgeous and durable luxury vinyl plank flooring. The spacious main floor office is ideal for remote work or study. The chef's kitchen shines with full-height white cabinets, gleaming quartz countertops, a stylish glass backsplash, a cooktop, built-in oven, and upgraded appliances. An enormous, upgraded pantry with a coffee bar and extra cabinetry offers ample storage. The living room is flooded with natural light, showcasing built-in cabinetry, a sleek modern fireplace, and upgraded window coverings. The dining area features a three-panel sliding glass door which opens to the spacious yard. A convenient two-piece bathroom completes the main level.

Upstairs, you'll find a huge bonus room with vaulted ceilings, plus a large primary suite featuring a luxurious 5-piece ensuite with a walk-in shower, soaker tub, and double vanity. Two generously-sized secondary bedrooms with walk-in closets—one as large as the primary—share a spacious 4-piece bathroom. The upper level also includes a laundry room



for added convenience.

The fully finished basement, completed by the builder, offers ample space for family fun and storage with a large family room, a sizeable fourth bedroom, and a full bathroom.

Additional highlights include a double attached garage, a \$3,000 landscaping credit to help craft your outdoor oasis, a water softener and filtration system, and a builder’s warranty until September 2025, with a Certified New Home Warranty valid until September 2034.

Located in the highly acclaimed community of Mahogany, this home provides access to a 64-acre lake, parks, playgrounds, pathways, shopping, dining, and endless outdoor activities. Experience the best of Calgary living at 200 Magnolia Terrace—your perfect home awaits!

Built in 2024

**Essential Information**

MLS® #	A2216918
Price	\$915,000
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
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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, Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
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 4th, 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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