# \$950,000 - 237 Magnolia Terrace Se, Calgary

MLS® #A2230440

### \$950,000

4 Bedroom, 3.00 Bathroom, 2,700 sqft Residential 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€"it's where your family'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 farmer'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 chef'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 featuresâ€"hot water on demand, HRV, 6 solar panels, UV air purification, and water softenerâ€"complete this exceptional package.

Book your private showing today. This is the family home you've been waiting for.

#### Built in 2022

#### **Essential Information**

MLS® # A2230440 Price \$950,000

Bedrooms 4

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 2,700

Acres 0.09

Year Built 2022

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

## **Community Information**

Address 237 Magnolia Terrace Se

Subdivision Mahogany
City Calgary
County Calgary
Province Alberta
Postal Code T3M 3H9

#### **Amenities**

Amenities None

Parking Spaces 4

Parking Double Garage Attached, In Garage Electric Vehicle Charging Station(s)

# of Garages 2

#### Interior

Interior Features Kitchen Island, No Smoking Home, Storage, Vinyl Windows, Bathroom

Rough-in, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Tankless Hot Water,

Walk-In Closet(s)

Appliances Dishwasher, Dryer, Microwave, Refrigerator, Washer, Window

Coverings, Built-In Oven, Garage Control(s), Gas Cooktop, Range Hood,

Water Softener

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Electric
Has Basement Yes

Basement Full

#### **Exterior**

Exterior Features BBQ gas line

Lot Description Back Yard, Backs on to Park/Green Space, Greenbelt, Lawn, Low

Maintenance Landscape, Landscaped, Level, Rectangular Lot, Street

Lighting

Roof Asphalt Shingle

Construction Composite Siding, Stone

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 18th, 2025

Days on Market 136 Zoning R-G

HOA Fees 582

HOA Fees Freq. ANN

# **Listing Details**

Listing Office RE/MAX First

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