\$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.

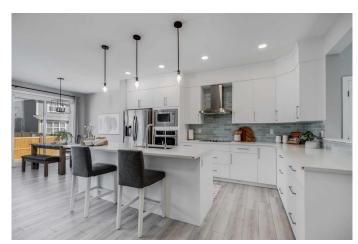
Working from home or managing schoolwork is a breeze thanks to the spacious main floor office. Around the corner, the heart of the home awaitsâ€"a chef-inspired kitchen that dazzles with full-height white cabinetry, gleaming quartz countertops, a sleek glass backsplash, built-in oven and cooktop, upgraded 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 20

Zoning R-G

HOA Fees 582

HOA Fees Freq. ANN

Listing Details

Listing Office CIR Realty

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