$829,900 - 200 Magnolia Terrace Se, Calgary

MLS® #A2245632

$829,900
4 Bedroom, 4.00 Bathroom, 2,309 sqft
Residential on 0.09 Acres

Mahogany, Calgary, Alberta

Style, Space & Comfort in Mahoganyâ€™s Lake Community!

Welcome to 200 Magnolia Terrace SEâ€”a beautifully finished, move-in-ready home that blends modern design with practical features, built in 2024 by Excel Homes and still under warranty.

From the moment you enter, youâ€™ll appreciate the bright, welcoming foyer with luxury vinyl plank flooring and a spacious closetâ€”setting the tone for the style and function found throughout the home.

The main floor office offers a quiet, dedicated space for remote work or school. Around the corner, the heart of the home awaits: a chef-inspired kitchen featuring: Full-height white cabinetry, Quartz countertops, Sleek glass backsplash, Upgraded stainless steel appliances including built-in oven and cooktop, A massive walk-through pantry with a coffee bar and additional cabinetry.

The adjoining living and dining areas are made for entertaining, with oversized windows, a stylish fireplace framed by built-in shelving, and custom window coverings. The dining area opens through a three-panel sliding glass door to your newly landscaped backyard, which includes: A wood deck with railings, Fresh sod & tree, Fencing on two sides with gate and Decorative rock along the side of the

house.

Upstairs, enjoy a vaulted bonus roomâ€”ideal for family movie nights, playtime, or a cozy retreat. The spacious primary suite features a spa-like 5-piece ensuite with a soaker tub, walk-in shower, dual vanities, and a large walk-in closet. Two additional bedrooms both offer walk-in closets, and one is nearly the size of the primary. A modern 4-piece bath and convenient upper-floor laundry complete this level.

The professionally finished basement (completed by the builder) includes a large rec/family room, a fourth bedroom, a full bathroom, and generous storage space. Blinds for the basement are also included in the sale (not yet installed).
Located in the award-winning lake community of Mahogany, enjoy access to a 64-acre lake with beaches, parks, playgrounds, schools, shops, restaurants, and endless outdoor activities. THERE IS A NEW PLAYGROUND AND PARK WITH BASKETBALL COURT LOCATED 4 DOORS DOWN FROM THIS HOME. FOR FAMILIES - THIS IS IDEAL! IMAGINE EVENING BASKETBALL GAMES WITH YOUR KIDS! ALSO - HAVING A PARK NEARBY PROVIDES AN OPPORTUNITY FOR KIDS TO GET OUTSIDE AND PLAY AND MAKE FRIENDS IN THE COMMUNITY!

Bonus Features:
Builderâ€™s warranty valid until September 2025
| Certified New Home Warranty through September 2034
| $1200 Spruce It Up Garden Centre gift card
| Freshly landscaped yard â€“ just move in and enjoy
| Custom blinds - most with electronic controls throughout the home (there are also basement blinds, uninstalled)

| A/C, Water Softener and Water Filtration System are included along with monthly contract with a bonus 3-6 months free as a house warming gift from Reliance Home Comfort.

This isnâ€™t just a houseâ€”itâ€™s the lifestyle youâ€™ve been waiting for. Come experience 200 Magnolia Terrace SE todayâ€”youâ€™ll fall in love.

Built in 2024

Essential Information

MLS® #	A2245632
Price	$829,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,309
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, Clubhouse, Park, Playground, Racquet Courts, Recreation Facilities
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, Window Coverings
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	Private Entrance, Private Yard, Rain Gutters
Lot Description	Back Yard, Front Yard, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 5th, 2025
Days on Market	4
Zoning	R-G
HOA Fees	582
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty

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