

\$808,888 - 200 Magnolia Terrace Se, Calgary

MLS® #A2245632

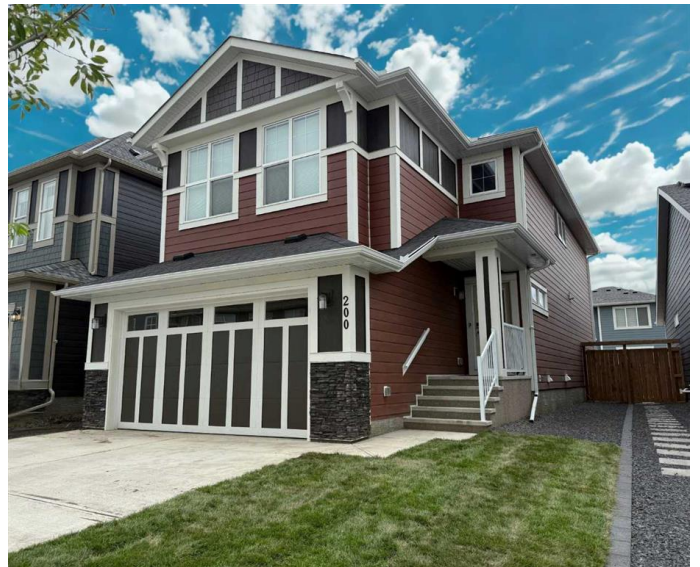
\$808,888

4 Bedroom, 4.00 Bathroom, 2,309 sqft

Residential on 0.09 Acres

Mahogany, Calgary, Alberta

STYLE. SPACE. COMFORT. PLUS A PARK 4 DOORS DOWN! Welcome to 200 Magnolia Terrace SE—where modern design meets family-friendly living in MAHOGANY™'S AWARD-WINNING LAKE COMMUNITY. BUILT IN 2024 BY EXCEL HOMES and still under full warranty, this move-in-ready home is loaded with upgrades and lifestyle perks you won't find anywhere else. A BRAND-NEW PLAYGROUND AND BASKETBALL COURT ONLY 4 DOORS AWAY makes this the perfect family location, plus you'll enjoy access to MAHOGANY™'S 64-ACRE LAKE with beaches, parks, schools, shops, and endless activities. The backyard is already complete with FRESH SOD, TREE, FENCING, DECORATIVE ROCK, and a WOOD DECK—ready for the next BBQ season—and it also comes with a \$1200 SPRUCE IT UP GARDEN CENTRE GIFT CARD. Inside, the bright foyer with luxury vinyl plank flooring leads to a spacious and bright MAIN FLOOR OFFICE. A CHEF-INSPIRED KITCHEN with FULL-HEIGHT WHITE CABINETRY, QUARTZ COUNTERS, BUILT-IN OVEN AND COOKTOP, SLEEK GLASS BACKSPLASH, and a MASSIVE PANTRY WITH COFFEE BAR. The adjoining living and dining areas feature OVERSIZED WINDOWS, A STYLISH FIREPLACE WITH BUILT-INS, and access to the backyard through a 3-PANEL SLIDING GLASS DOOR. Head upstairs and notice the upgraded railings before finding a VAULTED BONUS ROOM, a



DREAMY PRIMARY SUITE WITH SPA-INSPIRED ENSUITE and huge walk-in closet, plus TWO MORE very good sized BEDROOMS (BOTH WITH WALK-INS, ONE ALMOST AS LARGE AS THE PRIMARY), a 4-PIECE BATH, and UPPER LAUNDRY. The BUILDER-FINISHED BASEMENT adds a huge rec room, 4th bedroom, full bath, and storage space. Extras include CUSTOM BLINDS (MOST MOTORIZED), CENTRAL A/C, WATER SOFTENER & FILTRATION SYSTEM, CERTIFIED NEW HOME WARRANTY THROUGH 2034. This isn't just a home—it's a TURNKEY LIFESTYLE UPGRADE, ready for you to move in and enjoy! Living in Mahogany means you also have access to enjoy two private beach sites offering swimming, paddleboarding, kayaking, beach volleyball, fishing, and summer fun. In winter, the lake transforms into a picturesque spot for ice skating and hockey. The Mahogany Beach Club is a 22,000 sq ft residents-only facility includes indoor spaces and outdoor amenities like a splash pad, playground, picnic and BBQ areas, fire pits, marina, fishing pier, sports courts, and even a hockey rink. Mahogany also offers over 265 acres of open space, including 30 parks and playgrounds, a spacious 13-acre Central Green, lush gardens, picnic and event areas. The nearby 74-acre naturalized wetlands are crisscrossed by 22 km of pathways, suitable for walking, jogging, or cycling—maintained year-round. The commercial areas of Mahogany are known as Village Market and Village Commons. Village Market includes Sobeys, Shoppers Drug Mart, Tim Hortons, ATB Financial, various eateries like Nando's, State & Main, Kinjo Sushi, Canadian Brewhouse, Pizza Hut, Subway, Pizza 73, and more. Village Commons features cafés, boutiques, restaurants, professional services, and is easily minutes from the hospital and future LRT.

Built in 2024

Essential Information

MLS® #	A2245632
Price	\$808,888
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, Recreation Facilities, Racquet Courts
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	Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Built-In Oven
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	47
Zoning	R-G
HOA Fees	582
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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