

# \$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

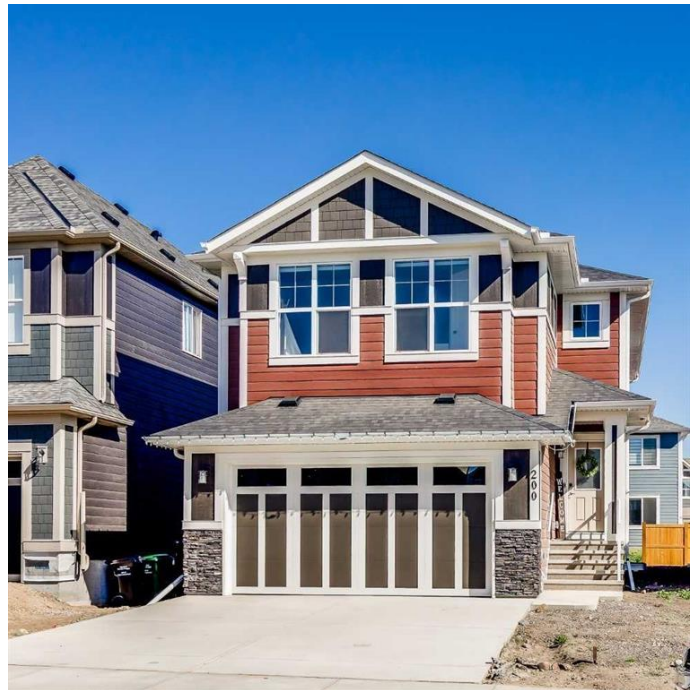
Welcome to 200 Magnolia Terrace â€” where style, space, and comfort come together in perfect harmony.

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 closets—one nearly rivaling the primary in size—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 storage—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’ll 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 house—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        21  
Zoning                    R-G  
HOA Fees                582  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            CIR Realty

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