

**200 Magnolia Terrace SE**  
**Calgary, Alberta**

**MLS # A2216918**



**\$915,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,146 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**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)

**Inclusions:** TV wall mount, Doorbell Camera, Smart Thermostat (Water softener and water filtration system have monthly contract)

Discover your dream home at 200 Magnolia Terrace, a stunning new build by Excel Homes completed in 2024. This thoughtfully designed residence boasts a fantastic floor plan with exceptional use of space, perfect for families and those who love entertaining. The inviting main floor features a bright, open entryway perfect for busy families thanks to the large closet and the gorgeous and durable luxury vinyl plank flooring. The spacious main floor office is ideal for remote work or study. The chef's kitchen shines with full-height white cabinets, gleaming quartz countertops, a stylish glass backsplash, a cooktop, built-in oven, and upgraded appliances. An enormous, upgraded pantry with a coffee bar and extra cabinetry offers ample storage. The living room is flooded with natural light, showcasing built-in cabinetry, a sleek modern fireplace, and upgraded window coverings. The dining area features a three-panel sliding glass door which opens to the spacious yard. A convenient two-piece bathroom completes the main level. Upstairs, you'll find a huge bonus room with vaulted ceilings, plus a large primary suite featuring a luxurious 5-piece ensuite with a walk-in shower, soaker tub, and double vanity. Two generously-sized secondary bedrooms with walk-in closets—one as large as the primary—share a spacious 4-piece bathroom. The upper level also includes a laundry room for added convenience. The fully finished basement, completed by the builder, offers ample space for family fun and storage with a large family room, a sizeable fourth bedroom, and a full bathroom. Additional highlights include a double attached garage, a \$3,000 landscaping credit to help craft your outdoor oasis, a water softener and filtration system, and a builder's warranty until September 2025, with a Certified New Home Warranty valid until September 2034. Located

in the highly acclaimed community of Mahogany, this home provides access to a 64-acre lake, parks, playgrounds, pathways, shopping, dining, and endless outdoor activities. Experience the best of Calgary living at 200 Magnolia Terrace&mdash;your perfect home awaits!