

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

**MLS # A2225025**



**\$855,000**

|                  |                            |               |                  |
|------------------|----------------------------|---------------|------------------|
| <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 |               |                  |

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Composite Siding, Stone, Wood Frame

**Zoning:** R-G

**Foundation:** Poured Concrete

**Utilities:** -

**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:** Central Air Conditioner, Water Filtration and Water Softener are on a monthly rental plan.

Welcome to 200 Magnolia Terrace &ndash; 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 foyer&ndash;complete with a large closet and durable luxury vinyl plank flooring&ndash;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 awaits&ndash;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 backyard&ndash;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&ndash;one nearly rivaling the primary in size&ndash;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.