

\$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

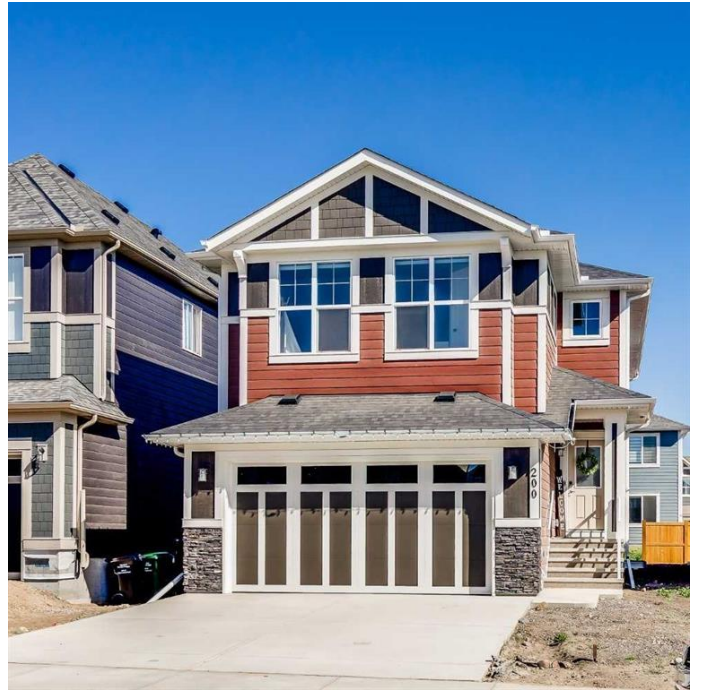
Welcome to 200 Magnolia Terrace â€” where style, space, and comfort come together in perfect harmony.

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 6
Zoning R-G
HOA Fees 582
HOA Fees Freq. ANN

Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.