

\$989,000 - 237 Magnolia Terrace Se, Calgary

MLS® #A2230440

\$989,000

4 Bedroom, 3.00 Bathroom, 2,700 sqft

Residential on 0.09 Acres

Mahogany, Calgary, Alberta

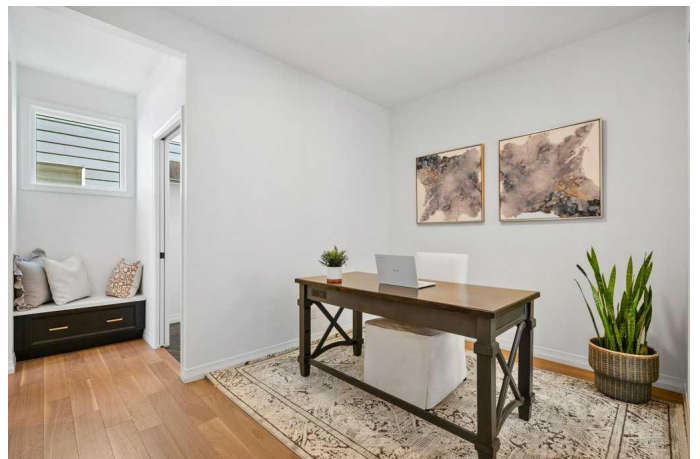
EXQUISITE 4 BEDROOM HOME â€“
BACKING ONTO A
SOON-TO-BE-COMPLETED GREEN BELT
LEADING TO A NEARBY PLAYGROUND &
BASKETBALL COURT!

This is more than a homeâ€”itâ€™s where
your familyâ€™s best memories begin.
Perfectly positioned just 50 meter's from a
playground and 350 meter's from a future
Kâ€™9 Catholic school and farmerâ€™s
market, this built-green home blends modern
comfort with everyday convenience.

Step inside to a tiled entryway and a spacious
walk-in closet. The main floor features 9'
knockdown ceilings, engineered hardwood
flooring, and a front den with a glass
insertâ€”ideal for a home office or playroom. A
stylish 2-piece bath and a tiled mudroom with
built-in bench lead to a walk-through pantry
and quartz coffee bar.

The chefâ€™s kitchen is a showstopper:
quartz countertops, subway tile backsplash,
Blanco Silgranit sink, soft-close cabinetry, and
premium KitchenAid built-in
appliancesâ€”including a 36" gas cooktop and
convection microwave/oven. A large island
with seating anchors the space, while the
dining area is bathed in natural light from 8'
dual sliding doors.

The lifestyle room offers a cozy electric
fireplace, and the west-facing backyard is built



for family lifeâ€”featuring a spacious deck, lower patio, synthetic grass, and mesh fencing. Backing onto a green belt with direct access to the playground and basketball courts, you can supervise the kids while grilling dinner.

Upstairs, plush carpet leads to a central bonus room, tiled laundry with quartz storage, and a 5-piece guest bath with separate water closet. Four bedrooms include a front-facing room with walk-in closet, a side bedroom, and a rear-facing primary suite with dual walk-in closets, ceiling fan, and a spa-inspired 5-piece en-suite with deep tub, tiled shower, and his-and-her quartz vanities.

The finished double garage with EV charger, developed basement stairs, and energy-efficient featuresâ€”hot water on demand, HRV, 6 solar panels, UV air purification, and water softenerâ€”complete this exceptional package.

Book your private showing today. This is the family home youâ€™ve been waiting for.

Built in 2022

Essential Information

MLS® #	A2230440
Price	\$989,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,700
Acres	0.09
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status	Active
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Community Information

Address	237 Magnolia Terrace Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3H9

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, In Garage Electric Vehicle Charging Station(s)
# of Garages	2

Interior

Interior Features	Bathroom Rough-in, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Backs on to Park/Green Space, Greenbelt, Landscaped, Lawn, Level, Low Maintenance Landscape, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Composite Siding, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	June 18th, 2025
Days on Market	33
Zoning	R-G
HOA Fees	582
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
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