

# \$998,600 - 237 Magnolia Terrace Se, Calgary

MLS® #A2230440

**\$998,600**

4 Bedroom, 3.00 Bathroom, 2,700 sqft

Residential on 0.09 Acres

Mahogany, Calgary, Alberta

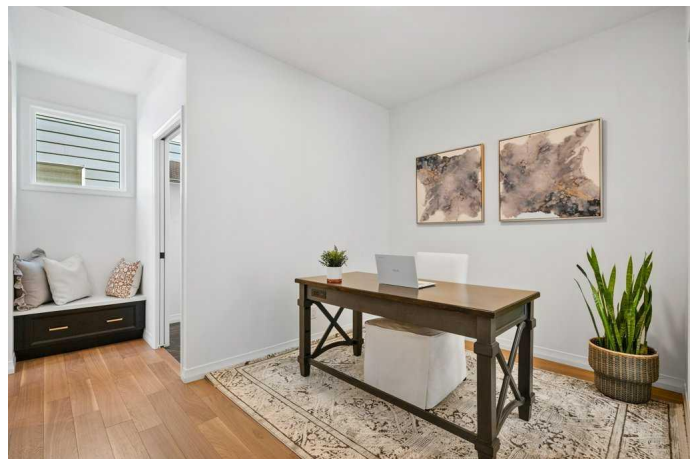
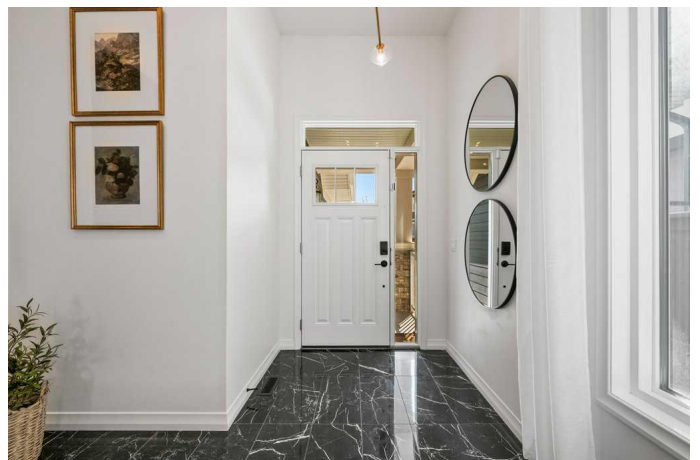
EXQUISITE 4 BEDROOM HOME â€“  
BACKING ONTO A  
SOON-TO-BE-COMPLETED GREEN BELT  
LEADING TO A NEARBY PLAYGROUND &  
BASKETBALL COURT!

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 life—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 features—hot water on demand, HRV, 6 solar panels, UV air purification, and water softener—complete this exceptional package.

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

Built in 2022

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2230440    |
| Price          | \$998,600   |
| 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 |
|--------|--------|

## 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, Landscaped, Lawn, Level, Low Maintenance Landscape, Rectangular Lot, Street Lighting, Greenbelt |
| Roof              | Asphalt Shingle                                                                                                                          |
| Construction      | Composite Siding, Stone                                                                                                                  |
| Foundation        | Poured Concrete                                                                                                                          |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 18th, 2025 |
| Days on Market | 12              |
| Zoning         | R-G             |
| HOA Fees       | 582             |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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