



237 Magnolia Terrace Calgary Alberta

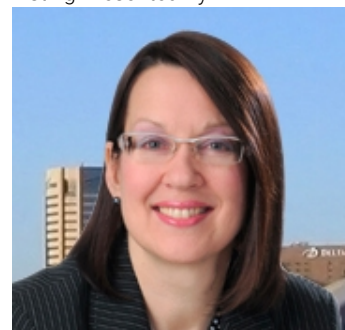
\$998,600

EXQUISITE 4 BEDROOM HOME - BACKING ONTO A SOON-TO-BE-COMPLETED GREEN BELT LEADING TO A NEARBY PLAYGROUND & BASKETBALL COURT! This is more than a home—it's where your family's best memories begin. Perfectly positioned just 50 meter's from a playground and 350 meter's from a future K-9 Catholic school and farmer'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 insert—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 chef's kitchen is a showstopper: quartz countertops, subway tile backsplash, Blanco Silgranit sink, soft-close cabinetry, and premium KitchenAid built-in appliances—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, developed basement stairs, and energy-efficient features—hot water on demand, HRV, sola...

- 2pc Bathroom 4.92 Ft x 4.92 Ft
- Office 8.50 Ft x 8.00 Ft
- Kitchen 20.75 Ft x 10.83 Ft
- Dining room 11.08 Ft x 14.83 Ft
- Living room 13.75 Ft x 14.83 Ft
- 5pc Bathroom 5.50 Ft x 12.83 Ft
- 5pc Bathroom 13.00 Ft x 11.67 Ft

- Laundry room 5.25 Ft x 8.17 Ft
- Bonus Room 19.25 Ft x 11.42 Ft
- Primary Bedroom 11.33 Ft x 19.08 Ft
- Bedroom 9.25 Ft x 18.67 Ft
- Bedroom 9.25 Ft x 12.08 Ft
- Bedroom 9.17 Ft x 14.92 Ft

Listing Presented By:



Originally Listed by:
RE/MAX First

<http://jameshomes.ca>



**RE/MAX REAL ESTATE
(CENTRAL)**

773 Glenmore rd , Calgary, British Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net