



200 Magnolia Terrace Calgary Alberta

\$824,900

PRICED TO SELL!!!! FULLY DEVELOPED HOME WITH 4 BEDROOMS, 4 BATHROOMS and NEW HOME WARRANTY! Welcome to 200 Magnolia Terrace - 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—complete with a large closet and durable luxury vinyl plank flooring—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—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—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 ba...

Recreational, Games room 35.50 Ft x 15.50 Ft

Bedroom 12.17 Ft x 10.00 Ft

4pc Bathroom 5.00 Ft x 8.00 Ft

Furnace 17.58 Ft x 9.75 Ft

Storage 3.33 Ft x 5.75 Ft

2pc Bathroom 5.00 Ft x 4.67 Ft

Other 4.33 Ft x 5.50 Ft

Recreational, Games room 14.67 Ft x 17.42 Ft

Primary Bedroom 14.75 Ft x 12.58 Ft

5pc Bathroom 11.75 Ft x 10.75 Ft

Other 7.17 Ft x 10.25 Ft

Laundry room 7.83 Ft x 5.33 Ft

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Listing Presented By:



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Office	8.83 Ft x 11.58 Ft	Bedroom	11.67 Ft x 13.83 Ft
Kitchen	16.58 Ft x 16.08 Ft	4pc Bathroom	11.67 Ft x 5.33 Ft
Dining room	11.67 Ft x 10.33 Ft	Bedroom	16.75 Ft x 16.42 Ft
Living room	11.50 Ft x 12.83 Ft		