



200 Magnolia Terrace Calgary Alberta

\$808,888

STYLE. SPACE. COMFORT. PLUS A PARK 4 DOORS DOWN! Welcome to 200 Magnolia Terrace SE--where modern design meets family-friendly living in MAHOGANY'S AWARD-WINNING LAKE COMMUNITY. BUILT IN 2024 BY EXCEL HOMES and still under full warranty, this move-in-ready home is loaded with upgrades and lifestyle perks you won't find anywhere else. A BRAND-NEW PLAYGROUND AND BASKETBALL COURT ONLY 4 DOORS AWAY makes this the perfect family location, plus you'll enjoy access to MAHOGANY'S 64-ACRE LAKE with beaches, parks, schools, shops, and endless activities. The backyard is already complete with FRESH SOD, TREE, FENCING, DECORATIVE ROCK, and a WOOD DECK--ready for the next BBQ season--and it also comes with a \$1200 SPRUCE IT UP GARDEN CENTRE GIFT CARD. Inside, the bright foyer with luxury vinyl plank flooring leads to a spacious and bright MAIN FLOOR OFFICE. A CHEF-INSPIRED KITCHEN with FULL-HEIGHT WHITE CABINETRY, QUARTZ COUNTERS, BUILT-IN OVEN AND COOKTOP, SLEEK GLASS BACKSPLASH, and a MASSIVE PANTRY WITH COFFEE BAR. The adjoining living and dining areas feature OVERSIZED WINDOWS, A STYLISH FIREPLACE WITH BUILT-INS, and access to the backyard through a 3-PANEL SLIDING GLASS DOOR. Head upstairs and notice the upgraded railings before finding a VAULTED BONUS ROOM, a DREAMY PRIMARY SUITE WITH SPA-INSPIRED ENSUITE and huge walk-in closet, plus TWO MORE very good sized BEDROOMS (BOTH WITH WALK-INS, ONE ALMOST AS LARGE AS THE PRIMARY), a 4-PIECE BATH, and UPPER LAUNDRY. The BUILDER-FINISHED BASEMENT adds a huge rec room, 4th bedroom, full bath, and storage space. Extras include CUSTOM BLINDS (MOST MOTORIZED), CENTRAL A/C, WATER SOFTENER & FILTRATION SYSTEM, CERTIFIED NEW HOME WARRANTY THROUGH 2034. This isn't just a home--it's a TURNKEY LIFESTYLE UPGRADE, ready for you to move in and enjoy! Living in Mahogany means you also have access to enjoy two private beach sites offering swim...

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

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
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Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
 N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
 cm.mackenzie@shaw.ca

Storage	3.33 Ft x 5.75 Ft	Other	7.17 Ft x 10.25 Ft
2pc Bathroom	5.00 Ft x 4.67 Ft	Laundry room	7.83 Ft x 5.33 Ft
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		