

# \$949,900 - 113 Magnolia Terrace Se, Calgary

MLS® #A2187715

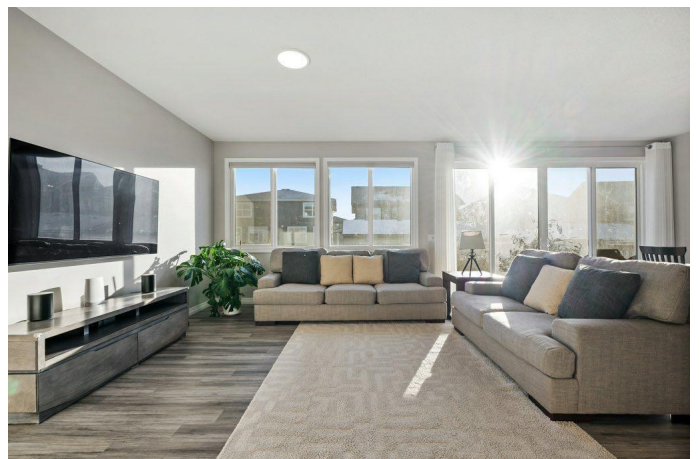
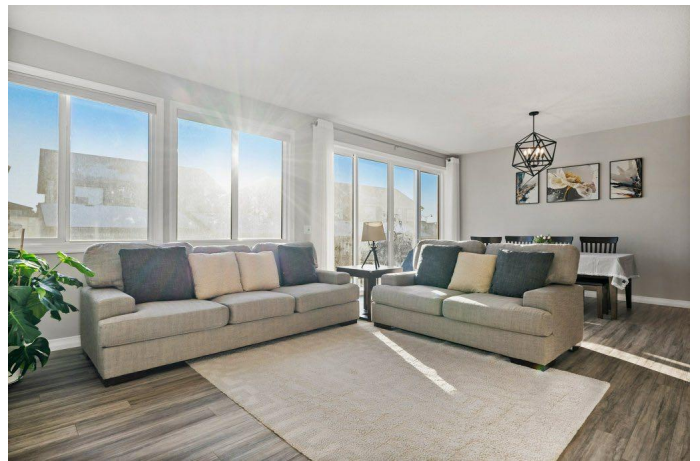
**\$949,900**

4 Bedroom, 3.00 Bathroom, 2,636 sqft

Residential on 0.09 Acres

Mahogany, Calgary, Alberta

Welcome to this exquisite Jayman Built Award Winning Charlotte 26 Model. Nestled in the highly desirable lake community of Mahogany, this nearly-new 2-storey home features 4 bedrooms, 3 full bathrooms, and a harmonious blend of modern luxury and comfortable living, perfect for families. The main floor includes a bedroom with a 4-piece bathroom, ideal for guests or a growing family. The open-concept living area seamlessly connects the gourmet kitchen, dining space, and cozy family room, facilitating easy entertaining. The chef's kitchen includes elegant granite countertops, high-end stainless steel appliance, oversized central island with a flush eating bar, and full pantry room. Upstairs, discover three generously sized bedrooms and a spacious family room. The primary bedroom boasts a luxurious ensuite with his and hers vanity sinks, a large walk-in closet, an oversized tiled shower with a glass door, and a beautiful soaker tub, creating a stunning spa-like retreat. The backyard is fully fenced with an upgraded deck, perfect for family entertainment. This home is equipped with a tankless water heater, two furnaces, and two air conditioning units, ensuring year-round comfort and convenience, and it also come with solar panel which can significantly conserve more energy. The unfinished basement offers 9-foot ceilings and nearly 1000 sqft of space, presenting an opportunity to customize with additional living quarters, bedrooms, or bathrooms. Positioned in the



vibrant Mahogany community, known for its exceptional amenities such as lake access, parks, playgrounds, and walking paths. Don't miss out on this remarkable value—schedule your private tour today to explore all that this gorgeous home and community have to offer.

Built in 2020

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2187715    |
| Price          | \$949,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,636       |
| Acres          | 0.09        |
| Year Built     | 2020        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 113 Magnolia Terrace Se |
| Subdivision | Mahogany                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3M 3G7                 |

### Amenities

|                |                          |
|----------------|--------------------------|
| Amenities      | Beach Access, Playground |
| Parking Spaces | 2                        |
| Parking        | Double Garage Attached   |
| # of Garages   | 2                        |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, |
|-------------------|---|

|              |   |
|--------------|---|
|              | Open Floorplan, Double Vanity   |
| Appliances   | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Washer, Stove(s) |
| Heating      | Forced Air, Natural Gas   |
| Cooling      | Central Air   |
| Has Basement | Yes   |
| Basement     | Full, Unfinished  |

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Other                     |
| Lot Description   | Other                     |
| Roof              | Shingle                   |
| Construction      | Stone, Stucco, Wood Frame |
| Foundation        | Poured Concrete           |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 15th, 2025 |
| Days on Market | 79                 |
| Zoning         | R-G                |
| HOA Fees       | 599                |
| HOA Fees Freq. | ANN                |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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