$899,900 - 113 Magnolia Terrace Se, Calgary

MLS® #A2212325

$899,900
4 Bedroom, 3.00 Bathroom, 2,636 sqft
Residential on 0.09 Acres

Mahogany, Calgary, Alberta

OPEN HOUSE Saturday Apri 19th 1-3pm.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 chefâ€™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 Soar 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 valueâ€”schedule your private tour today to explore all that this gorgeous home and community have to offer.

Built in 2020

Essential Information

MLS® #	A2212325
Price	$899,900
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, Double V Smoking Home, Open Floorp
Appliances	Central Air Conditioner, Disl Hood, Refrigerator, 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	April 16th, 2025
Days on Market	17
Zoning	R-G
HOA Fees	599
HOA Fees Freq.	ANN

Listing Details

Listing Office	Homecare Realty Ltd.

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