

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

MLS® #A2187715

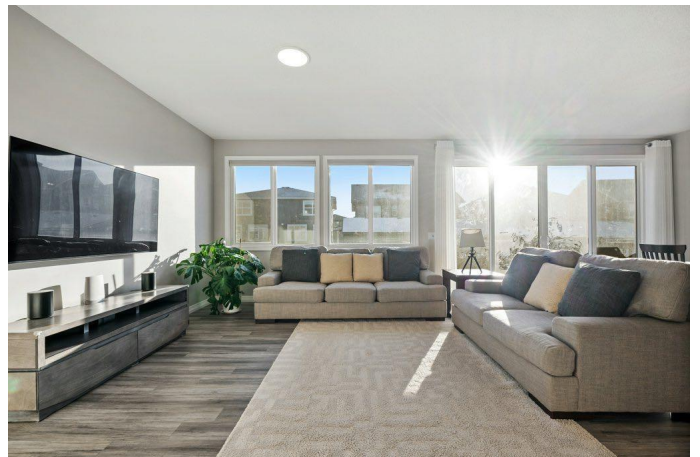
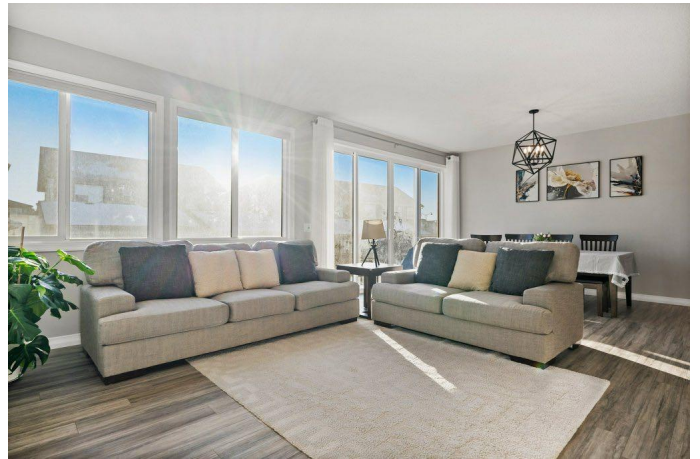
**\$949,900**

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	57
Zoning	R-G
HOA Fees	599
HOA Fees Freq.	ANN

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.