# \$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 valueâ€"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 78

Zoning R-G

HOA Fees 599

HOA Fees Freq. ANN

## **Listing Details**

Listing Office Homecare Realty Ltd.

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