

# \$988,890 - 237 Magnolia Terrace Se, Calgary

MLS® #A2230440

**\$988,890**

4 Bedroom, 3.00 Bathroom, 2,700 sqft

Residential on 0.09 Acres

Mahogany, Calgary, Alberta

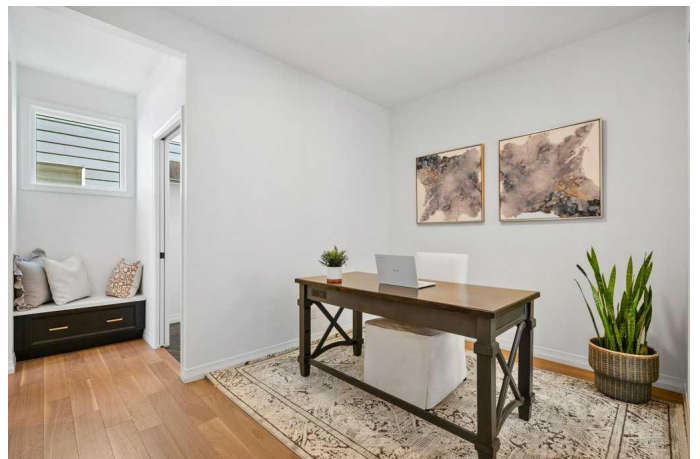
OPEN HOUSE SUNDAY AUGUST 10 FROM 1-3PM. EXQUISITE 4 BEDROOM HOME â€“ BACKING ONTO A SOON-TO-BE-COMPLETED GREEN BELT LEADING TO A NEARBY PLAYGROUND & BASKETBALL COURT!

This is more than a homeâ€”itâ€™s where your familyâ€™s best memories begin. Perfectly positioned just 50 meter's from a playground and 350 meter's from a future Kâ€™s Catholic school and farmerâ€™s market, this built-green home blends modern comfort with everyday convenience.

Step inside to a tiled entryway and a spacious walk-in closet. The main floor features 9' knockdown ceilings, engineered hardwood flooring, and a front den with a glass insertâ€”ideal for a home office or playroom. A stylish 2-piece bath and a tiled mudroom with built-in bench lead to a walk-through pantry and quartz coffee bar.

The chefâ€™s kitchen is a showstopper: quartz countertops, subway tile backsplash, Blanco Silgranit sink, soft-close cabinetry, and premium KitchenAid built-in appliancesâ€”including a 36" gas cooktop and convection microwave/oven. A large island with seating anchors the space, while the dining area is bathed in natural light from 8' dual sliding doors.

The lifestyle room offers a cozy electric



fireplace, and the west-facing backyard is built for family life—featuring a spacious deck, lower patio, synthetic grass, and mesh fencing. Backing onto a green belt with direct access to the playground and basketball courts, you can supervise the kids while grilling dinner.

Upstairs, plush carpet leads to a central bonus room, tiled laundry with quartz storage, and a 5-piece guest bath with separate water closet. Four bedrooms include a front-facing room with walk-in closet, a side bedroom, and a rear-facing primary suite with dual walk-in closets, ceiling fan, and a spa-inspired 5-piece en-suite with deep tub, tiled shower, and his-and-her quartz vanities.

The finished double garage with EV charger, developed basement stairs, and energy-efficient features—hot water on demand, HRV, 6 solar panels, UV air purification, and water softener—complete this exceptional package.

Book your private showing today. This is the family home you’ve been waiting for.

Built in 2022

**Essential Information**

MLS® #	A2230440
Price	\$988,890
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,700
Acres	0.09
Year Built	2022
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Active

### Community Information

Address	237 Magnolia Terrace Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3H9

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, In Garage Electric Vehicle Charging Station(s)
# of Garages	2

### Interior

Interior Features	Bathroom Rough-in, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Built-in Features, High Ceilings, Tankless Hot Water, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Built-In Oven, Gas Cooktop, Water Softener
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Low Maintenance Landscape, Rectangular Lot, Street Lighting, Greenbelt, Level
Roof	Asphalt Shingle
Construction	Composite Siding, Stone

Foundation                Poured Concrete

**Additional Information**

Date Listed                June 18th, 2025  
Days on Market        52  
Zoning                      R-G  
HOA Fees                  582  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            RE/MAX First

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