

237 Magnolia Terrace SE Calgary, Alberta

MLS # A2230440



\$980,000

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| Division: | Mahogany | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,700 sq.ft. | Age: | 2022 (3 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached, In Garage Electric Vehicle Charging Station(s) | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Greenbelt, Landscaped, Lawn, Le | | |

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| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Composite Siding, Stone | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Bathroom Rough-in, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

Inclusions: Living room TV mount

EXQUISITE 4 BEDROOM HOME – BACKING ONTO A GREEN BELT LEADING TO A NEARBY PLAYGROUND & BASKETBALL COURT! This is more than a home—it’s where your family’s best memories begin. Perfectly positioned just 50 meter's from a playground and 350 meter's from a future K–9 Catholic school and farmer’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 insert—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 chef’s kitchen is a showstopper: quartz countertops, subway tile backsplash, Blanco Silgranit sink, soft-close cabinetry, and premium KitchenAid built-in appliances—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.