

# \$1,099,900 - 172 Magnolia Terrace Se, Calgary

MLS® #A2118333

**\$1,099,900**

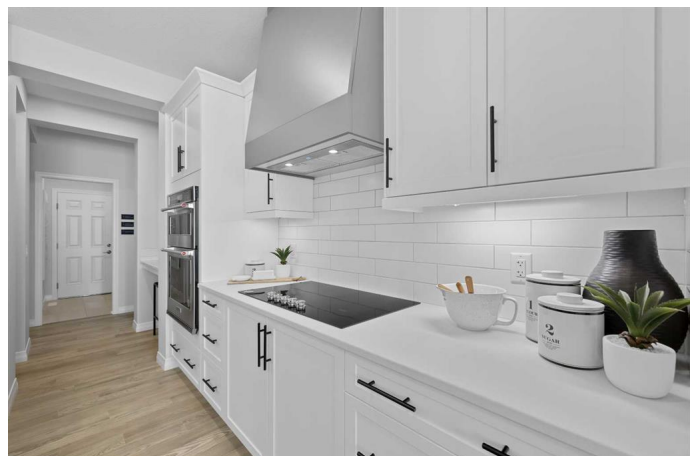
4 Bedroom, 4.00 Bathroom, 2,628 sqft

Residential on 0.09 Acres

Mahogany, Calgary, Alberta

**\*\*QUANTUM PERFORMANCE ULTRA  
E-HOME\*\*SHOW HOME ALERT!\*\*VERIFIED  
Jayman BUILT Show Home! \*\***

**PROFESSIONALLY DECORATED** with all of the bells and whistles. - Award Winning Charlotte 26 Model \*\* Family Approved \*\* Extensive upgrades and superior quality, with over 3400+ square feet of developed luxurious living. Enjoy this convenient Mahogany Lake Location - The Clubhouse, lake, ponds, Ice rink, parks, pathways, schools, shopping, soccer, bike paths, South Pointe Hospital, transit, and the major south expresswaysâ€™ community lifestyle living that makes Mahogany Lake an outstanding safe and secure community. Rich curb appeal with architectural features - This is a must-see home! The chefâ€™s kitchen includes elegant white quartz countertops throughout, Salem Whitecap and Aberdeen cabinets with stylish black hardware, a sil granite sink, soft close drawers, beautiful crown molding, and under-cabinet lighting. High-end KitchenAid stainless steel fridge/dishwasher/microwave/wall oven, 36" electric cooktop range - 5 element model, recessed lighting, oversized central island with a flush eating bar, walk-through pantry with built-in niche, and full pantry room. The main floor layout also includes a family room with a ceiling-high feature wall electric fireplace, a large front office with a feature wall, and rich wide plank engineered hardwood floors featured from the front office and then



throughout the main floor. The large back mud room offers more storage, tile floors, and easy access to the garage. An open staircase with railing and plush carpet leads to the upper three bedrooms, full 5-piece bath, walk-in linen closet, large walk-in laundry room, and bonus room with French doors. Stately primary bedroom suite with dropped ceiling border includes his and hers vanity sinks, a huge walk-in closet, an over-sized tiled shower with a glass door, and a gorgeous soaker tub complete this stunning spa-like en-suite. The FULLY FINISHED lower level offers a guest bedroom with a walk-in closet, a full bath with dual vanities, and a rec room and games area with a centralized wet bar dividing the 2 areas. QUANTUM PERFORMANCE INCLUSIONS: 32 Solar Panels achieving Net Zero Certification, Proprietary Wall System, Triple Pane R-8 Windows with Argon Fill, Smart Home Technology Solutions, Daikin FIT Electric Air Source Heat Pump, Ultraviolet Air Purification System with Merv 15 Filter. NET ZERO BENEFITS: \$2k+ in annual energy savings, 10+ metric tonnes of greenhouse gases saved per year, 100% more energy efficiency than the minimum 2023 building code in AB requires. 100% electric powered home. Produces as much energy as you consume with the Quantum Performance Ultra E-Home! SHOW HOME VIEWING HOURS: MONDAY TO THURSDAY: 2PM TO 8PM. SATURDAY AND SUNDAY: 12 PM TO 5 PM

Built in 2021

**Essential Information**

|            |             |
|------------|-------------|
| MLS® #     | A2118333    |
| Price      | \$1,099,900 |
| Sold Price | \$1,099,900 |
| Bedrooms   | 4           |
| Bathrooms  | 4.00        |

|                |             |
|----------------|-------------|
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,628       |
| Acres          | 0.09        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 172 Magnolia Terrace Se |
| Subdivision | Mahogany                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3M 3N2                 |

### Amenities

|                |                                                                                                                                         |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Beach Access, Clubhouse, Community Gardens, Party Room, Picnic Area, Playground, Racquet Courts, Recreation Facilities, Recreation Room |
| Parking Spaces | 4                                                                                                                                       |
| Parking        | Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Insulated, Oversized, Side By Side                          |

### Interior

|                   |                                                                                                                                                                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Smart Home, Soaking Tub, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar |
| Appliances        | Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings                                                                                                                       |
| Heating           | Central, Electric, Forced Air, Solar                                                                                                                                                                                                                                                           |
| Cooling           | Central Air                                                                                                                                                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                            |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                                                              |
| Fireplaces        | Electric, Great Room                                                                                                                                                                                                                                                                           |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

**Exterior**

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | Lighting                                           |
| Lot Description   | Back Yard, Front Yard, Landscaped, Street Lighting |
| Roof              | Asphalt Shingle                                    |
| Construction      | Stone, Stucco, Wood Frame                          |
| Foundation        | Poured Concrete                                    |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2024 |
| Date Sold      | July 16th, 2024  |
| Days on Market | 110              |
| Zoning         | R-G              |
| HOA Fees       | 500.00           |
| HOA Fees Freq. | ANN              |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Jayman Realty Inc. |
|----------------|--------------------|

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