

\$819,900 - 196 Magnolia Terrace Se, Calgary

MLS® #A2118503

\$819,900

3 Bedroom, 3.00 Bathroom, 1,229 sqft

Residential on 0.10 Acres

Mahogany, Calgary, Alberta

AVAILABLE BEAUTIFUL HOME ALERT*
QUICK POSSESSION* Welcome to Mahogany* A new standard in luxury living by Jayman. ds. Featuring the Arts and Craft Design with the Professionally Designed Oak & Ore Colour Palette, you will discover this outstanding floor plan featuring a gorgeous open living area thoughtfully designed for one-level living. Jayman knocked it out of the park when they built the beautiful Kate FULLY FINISHED BUNGALOW! As you enter, you seamlessly pass the den & are welcomed into a stunning open kitchen area with a soaring vaulted ceiling accented with a Luxe Noir Quartz centre island and elegant White QUARTZ perimeter countertops, sleek stainless steel KitchenAid appliances featuring a beautiful French door refrigerator with both water and ice, the dishwasher with a stainless steel interior, built-in wall oven with microwave combo and 36" gas cooktop; with a bonus of a Broan powerpack built-in cabinet hoodfan. The Primary Suite features a "spa-like" en suite showcasing dual vanities, oversized tub with tiled ledge, stand-alone shower & spacious walk-in closet. The main floor has an enclosed laundry closet for ease of convenience. The fully finished lower area boasts an ADDITIONAL TWO BEDROOMS EACH WITH WALK-IN CLOSETS, REC ROOM, AND FULL BATH**MOVE IN FOR SUMMER!!**FLEXIBLE POSSESSION POSSIBLE!!**Additional Features: Professionally designed Oak & Ore Color Palette, Extra Fit & Finish, 2' wide



garage extension, 14x10 deck with BBQ gas line and vaulted ceilings. Jayman's Standard Inclusions: Core Performance with 10 Solar Panels, BuiltGreen Canada Standard, with an EnerGuide Rating, UV-C Ultraviolet Light Air Purification System, High-Efficiency Furnace with Merv 13 Filters & HRV Unit, Navien-Brand Tankless Hot Water Heater, Triple Pane Windows and Smart Home Technology Solutions. Situated in the highly sought after Lake community of Mahogany where you will discover rich amenities, tons of shopping, great restaurants and 4 season connectivity with skating, swimming, fishing, trails, and events galore. With quick access to 52nd Street, Stony Trail and Deer Foot, this home is an ideal choice.

Built in 2023

Essential Information

MLS® #	A2118503
Price	\$819,900
Sold Price	\$819,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,229
Acres	0.10
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	196 Magnolia Terrace Se
Subdivision	Mahogany
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3M 3N2

Amenities

Amenities	None
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Smart Home, Stone Counters, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Great Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 28th, 2024
Date Sold	April 22nd, 2024
Days on Market	25
Zoning	R-G
HOA Fees	500.00
HOA Fees Freq.	ANN

Listing Details

Listing Office

Jayman Realty Inc.

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.