

\$929,999 - 69 Magnolia Terrace, Calgary

MLS® #A2134434

\$929,999

4 Bedroom, 4.00 Bathroom, 2,839 sqft

Residential on 0.09 Acres

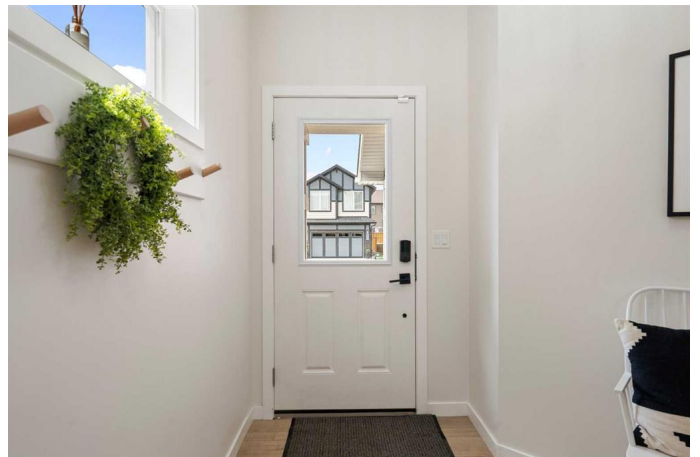
Mahogany, Calgary, Alberta

Welcome to this stunning, near-new 4-bedroom, 3.5-bathroom, 2-storey home with an additional fully developed 3rd level, located in the award winning, highly sought-after, lake community of Mahogany. This exquisite property offers a perfect blend of modern luxury and comfortable living, making it an ideal haven for families.

Step inside to discover a spacious and inviting interior. The main floor features a versatile front room, perfect for use as a home office or salon, with the flexibility to easily convert it to suit your needs. The open-concept living area seamlessly connects the gourmet kitchen, dining space, and cozy family room, creating an ideal space for entertaining. The kitchen boasts high-end stainless steel appliances, sleek countertops, and ample storage, sure to delight any home chef.

Ascend to the second floor to find three generously sized bedrooms, including a luxurious master suite with a spa-like ensuite bathroom and a large walk-in closet. Two additional bathrooms on this level ensure convenience and privacy for the whole family. The fully developed third level offers a spacious family room, a fourth bedroom, and a third full bathroom, providing a perfect retreat for guests or a growing family.

The attached two-car garage provides ample parking and storage, while the beautifully



manicured backyard is a private oasis. Enjoy outdoor living on the two-level patio, ideal for summer barbecues and relaxing evenings under the stars. This home also features air conditioning throughout, ensuring comfort year-round.

The unfinished basement is a blank canvas waiting for your personal touch. With near 1000sqft of ample space, it presents an excellent opportunity to add extra living quarters, bedrooms, or bathrooms, increasing the home's value and functionality.

Located in Mahogany, this home is part of a vibrant, family-friendly community known for its exceptional amenities. Enjoy lake access with a beautiful beach, perfect for swimming and relaxation. The community also offers parks, playgrounds, and walking paths, along with convenient access to grocery stores, shops, and restaurants. Plus, with easy access to the ring road, you can conveniently escape the city for weekend getaways.

This home represents incredible value—nearly new and priced to sell, you couldn't build this house today for the price it's offered at. The model is a custom mix of two former show homes so exquisite, it was chosen as the new design for show homes going forward! Don't miss out on the opportunity to own a piece of this premier neighborhood. Schedule your private tour today and experience all this beautiful home and community have to offer.

Built in 2021

Essential Information

MLS® #	A2134434
Price	\$929,999
Sold Price	\$926,000

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,839
Acres	0.09
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	69 Magnolia Terrace
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M2X4

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Walk-In Closet(s)
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Gas Cooktop, Humidifier, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	High Efficiency, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Mantle
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Balcony, Dog Run
Lot Description	Back Lane, Back Yard, Few Trees, Lawn, Landscaped, Level
Roof	Asphalt Shingle
Construction	Composite Siding, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	May 23rd, 2024
Date Sold	May 30th, 2024
Days on Market	7
Zoning	R-G
HOA Fees	507.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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