

\$699,000 - 133 Magnolia Terrace Se, Calgary

MLS® #A2145006

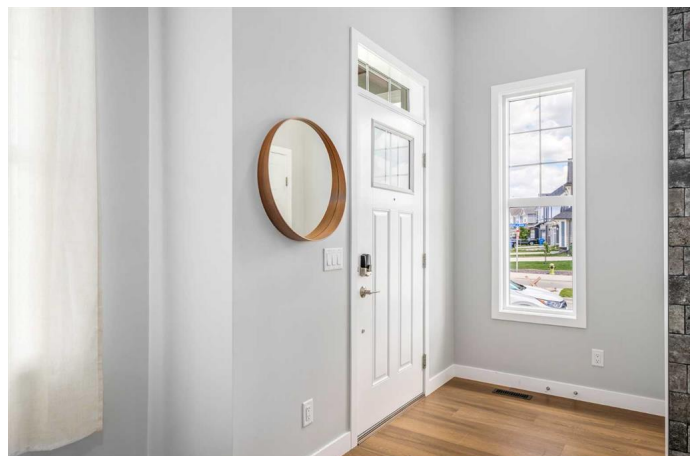
\$699,000

4 Bedroom, 4.00 Bathroom, 1,669 sqft

Residential on 0.09 Acres

Mahogany, Calgary, Alberta

WELCOME TO THIS STUNNING MODERN STYLE HOME ON A LARGE CORNER LOT IN THE PREMIER LAKE COMMUNITY OF MAHOGANY! This excellent property boasts 4 bedrooms, 3.5 bathrooms, and a FULLY FINISHED BASEMENT, providing over 2400 sq.ft. of DEVELOPED LIVING SPACE. Step inside to discover an OPEN CONCEPT layout with HIGH CEILINGS and numerous upgrades, including the eco-friendly addition of SOLAR PANELS to help reduce your electric bills. The main floor features a BRIGHT and SPACIOUS DESIGN with large windows, a well-appointed kitchen with ample cupboard and counter space, STAINLESS STEEL APPLIANCES including a GAS COOKTOP, BUILT-IN OVEN and MICROWAVE, and a large ELEVATED DINING ROOM with a railing overlooking the living room. The inviting living room showcases a FEATURE WALL with an ELECTRIC FIREPLACE, creating a cozy ambiance perfect for relaxing or entertaining. Upstairs, the generous primary bedroom impresses with LARGE CORNER WINDOWS, a walk-in closet, and a LUXURIOUS 5-piece ENSUITE BATHROOM complete with dual sinks, a SOAKER TUB, and a WALK-IN TILED SHOWER. Two additional well-sized bedrooms, a convenient laundry area, and a 4-piece guest bathroom round out the upper level. The FULLY DEVELOPED BASEMENT offers even more living space, featuring a large



recreation room with HIGH CEILINGS and PROJECTOR setup for movie nights, a spacious 4th bedroom, and another 4-piece bathroom for added convenience. Mahogany is a vibrant community offering a plethora of amenities such as schools, parks, pathways, restaurants, shopping, and more, making it an ideal place to call home. DON'T MISS THIS FANTASTIC OPPORTUNITY to make this beautiful property your very own! Schedule a showing today and experience the best of modern living in Mahogany.

Built in 2022

Essential Information

MLS® #	A2145006
Price	\$699,000
Sold Price	\$695,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,669
Acres	0.09
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	133 Magnolia Terrace Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M3N3

Amenities

Amenities	None
Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	High Ceilings, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 28th, 2024
Date Sold	July 31st, 2024
Days on Market	33
Zoning	R-G
HOA Fees	570.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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