

# \$950,000 - 237 Magnolia Terrace Se, Calgary

MLS® #A2230440

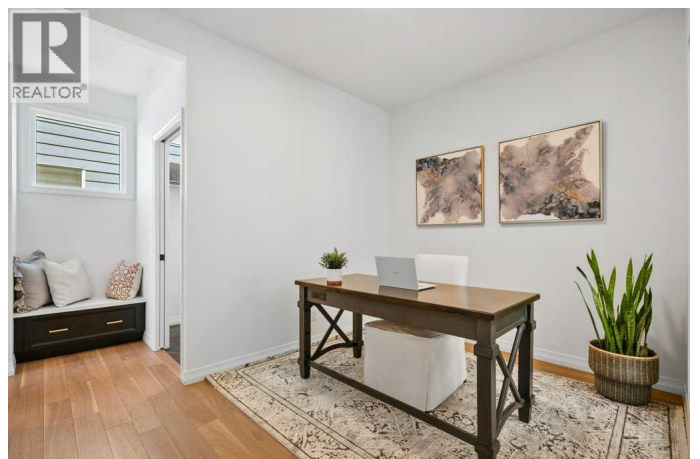
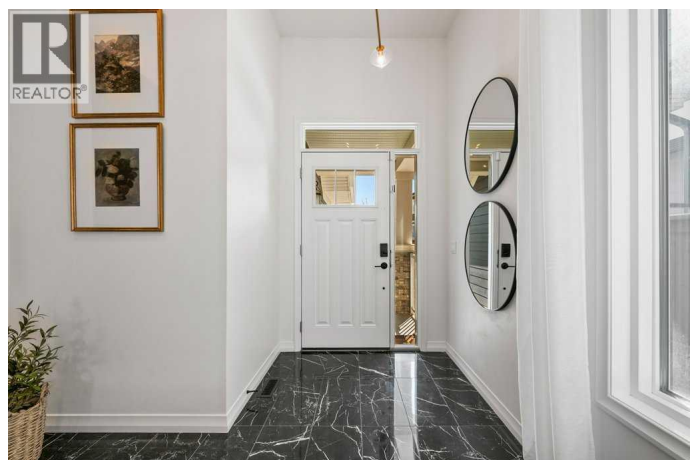
**\$950,000**

4 Bedroom, 3.00 Bathroom, 2,700 sqft

Single Family on 0.09 Acres

Mahogany, Calgary, Alberta

EXQUISITE 4 BEDROOM HOME â€“ BACKING ONTO A GREEN BELT LEADING TO A NEARBY PLAYGROUND & BASKETBALL COURT! This is more than a homeâ€”itâ€™s where your familyâ€™s best memories begin. Perfectly positioned just 50 meter's from a playground and 350 meter's from a future Kâ€™9 Catholic school and farmerâ€™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 insertâ€”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 chefâ€™s kitchen is a showstopper: quartz countertops, subway tile backsplash, Blanco Silgranit sink, soft-close cabinetry, and premium KitchenAid built-in appliancesâ€”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 lifeâ€”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. (id:6289)

Built in 2022

**Essential Information**

|                |               |
|----------------|---------------|
| Listing #      | A2230440      |
| Price          | \$950,000     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Half Baths     | 1             |
| Square Footage | 2,700         |
| Acres          | 0.09          |
| Year Built     | 2022          |
| Type           | Single Family |
| Sub-Type       | Freehold      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 237 Magnolia Terrace Se |
| Subdivision | Mahogany                |
| City        | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3M3H9                  |

**Amenities**

|           |                                                                      |
|-----------|----------------------------------------------------------------------|
| Amenities | Park, Playground, Recreation Nearby, Schools, Shopping, Water Nearby |
| Features  | PVC window, Closet Organizers, No Smoking Home, Level, Gas BBQ       |

|                |                 |
|----------------|-----------------|
|                | Hookup          |
| Parking Spaces | 4               |
| Parking        | Attached Garage |
| # of Garages   | 2               |

### Interior

|                 |                                                                                                                                                    |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Washer, Refrigerator, Water softener, Cooktop - Gas, Dishwasher, Dryer, Microwave, Oven - Built-In, Hood Fan, Window Coverings, Garage door opener |
| Heating         | Natural gas Forced air                                                                                                                             |
| Cooling         | None                                                                                                                                               |
| Fireplace       | Yes                                                                                                                                                |
| # of Fireplaces | 1                                                                                                                                                  |
| # of Stories    | 2                                                                                                                                                  |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior          | Composite Siding, Stone |
| Exterior Features | Landscaped, Lawn        |
| Foundation        | Poured Concrete         |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|



The trademarks MLS®, Multiple Listing Service® 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. REALTOR®. Member of CREA and more.

Listing information last updated on November 1st, 2025 at 1:31pm CDT