

# \$949,999 - 57 Magnolia Terrace Se, Calgary

MLS® #A2220475

**\$949,999**

4 Bedroom, 3.00 Bathroom, 2,711 sqft

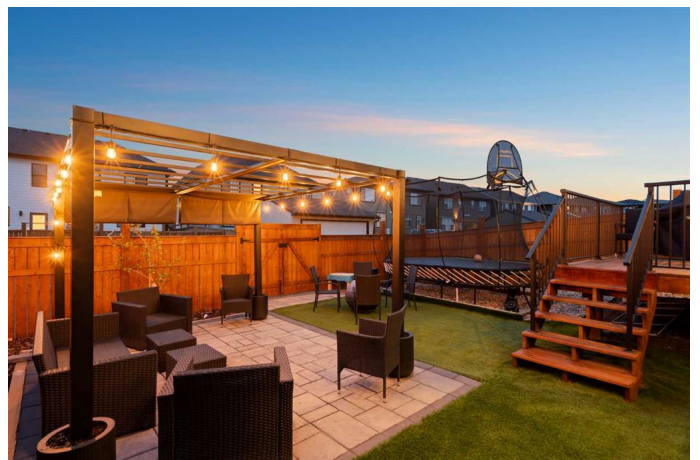
Residential on 0.09 Acres

Mahogany, Calgary, Alberta

**\*\*Open Houses\*\*** --> June 13th 4pm-6pm & June 14th 11am-1pm and June 15th 3pm-5pm  
- Welcome to this stunning 4-bedroom, 2.5-bath home in the desirable lake community of Mahogany. With an unimaginable number of upgrades, this property offers luxury, function, and low-maintenance living. Be sure to check out this immaculate 2,711 square foot home on a quiet street and 1 kilometre from the Mahogany Beach House!

The main floor showcases luxury vinyl plank flooring, upgraded lighting throughout, and tasteful, yet elegant, finishings. It features 8-foot doors, a front office with wood slat accents, and a custom mudroom with built-in storage. The chef's kitchen is the true highlight with ceiling-height cabinetry, an expanded oversized island with premium quartz countertops, a herringbone backsplash, and high-end appliances including a gas range with immaculate hood fan. Adjacent to the marvelous kitchen is a butler's pantry with upgraded cabinetry and counterspace along with storage. The dining area boasts a striking accent wall, and the living room includes an electric fireplace with mantle and enlarged windows adorn the walls. Windows are adorned with Hunter Douglas blinds and upgraded for blackout in all bedrooms!

Upstairs, the spacious primary suite offers a tray ceiling with ambient lighting, a massive walk-in Closet with high-end built-ins, and a



spa-like ensuite featuring quartz counters, a soaker tub, tiled shower, and dual vanities with a full mirror cabinet. There are three additional sized bedrooms upstairs for all larger families with space and bedroom needs. The laundry room is upgraded with tile surround and built-in shelving. Some additional upgrades include dual A/C zoned temperature control, upgraded underlay and carpet, Cat5 wiring in every room, TV backing, upgraded oversized mirrors to the ceiling in every bathroom, smart switches and plugs, and upgraded bathrooms throughout. The basement includes enlarged windows, including a window with dual pane removal capabilities, radon rough-in, and dual furnaces. The basement is partially finished with just walls up surrounding the utility area.

Outside, the entire front and back yards are zero maintenance and exceptionally designed with

amazing features such as pavers, high-end artificial grass, and an incredible pergola with lightingâ€”perfect for relaxing or entertaining. The double garage is fully outfitted with storage solutions, EV charger rough-in, and a windowed garage door. Solar panels on the roof allow power generation to help offset power consumption bills.

This well-designed and energy-efficient home in Mahogany is move-in ready. Schedule your private showing today as there is so much more to this home and it is a must see!

Built in 2021

**Essential Information**

MLS® #	A2220475
Price	\$949,999
Bedrooms	4
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	2,711
Acres	0.09
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	57 Magnolia Terrace Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2X4

### Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Stone Counters, Tankless Hot Water
Appliances	Dishwasher, Garage Control(s), Garburator, Gas Range, Microwave, Range Hood, Refrigerator, Water Softener, Window Coverings, Tankless Water Heater
Heating	Forced Air, Natural Gas, Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Mantle
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	BBQ gas line, Lighting
Lot Description	Back Lane, Landscaped, Low Maintenance Landscape, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 15th, 2025
Days on Market	27
Zoning	R-G
HOA Fees	582
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Royal LePage Benchmark
----------------	------------------------

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.