

**237 Magnolia Terrace SE
Calgary, Alberta**

MLS # A2230440



\$988,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,700 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, In Garage Electric Vehicle Charging Station(s)		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Greenbelt, Landscaped, Lawn, Le		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Living room TV mount		

OPEN HOUSE SUNDAY AUGUST 3 FROM 1-3PM. EXQUISITE 4 BEDROOM HOME & BACKING ONTO A SOON-TO-BE-COMPLETED GREEN BELT LEADING TO A NEARBY PLAYGROUND & BASKETBALL COURT! This is more than a home&it's where your family's best memories begin. Perfectly positioned just 50 meter's from a playground and 350 meter's from a future K&9 Catholic school and farmer'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 insert&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 chef's kitchen is a showstopper: quartz countertops, subway tile backsplash, Blanco Silgranit sink, soft-close cabinetry, and premium KitchenAid built-in appliances&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 life&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.