



**GRASSROOTS**  
REALTY GROUP

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**200 Magnolia Terrace SE**  
**Calgary, Alberta**

**MLS # A2225025**



**\$855,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,146 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** None

Welcome to 200 Magnolia Terrace &ndash; where style, space, and comfort come together in perfect harmony. Built in 2024 by Excel Homes, this immaculate, move-in-ready home is thoughtfully designed with modern families in mind. From the moment you step inside, the bright and airy foyer&mdash;complete with a large closet and durable luxury vinyl plank flooring&mdash;sets the tone for the rest of the home: functional, beautiful, and built for real life. Working from home or managing schoolwork is a breeze thanks to the spacious main floor office. Around the corner, the heart of the home awaits&mdash;a chef-inspired kitchen that dazzles with full-height white cabinetry, gleaming quartz countertops, a sleek glass backsplash, built-in oven and cooktop, upgraded appliances, and a massive walk-through pantry with a coffee bar and additional cabinetry. The living area is a showstopper, with oversized windows that fill the space with natural light, a modern fireplace framed by built-in shelving, and custom window coverings throughout. The adjacent dining area features an impressive three-panel sliding glass door that leads to a large backyard&mdash;perfect for gatherings or a quiet evening outdoors. Upstairs, a vaulted bonus room offers a flexible retreat for movie nights, play space, or a cozy lounge. The expansive primary suite is a true sanctuary, complete with a spa-like 5-piece ensuite featuring a walk-in shower, soaker tub, and dual vanities. Two large secondary bedrooms each come with walk-in closets&mdash;one nearly rivaling the primary in size&mdash;and share a well-appointed 4-piece bathroom. The convenient upper-floor laundry room makes daily chores a little easier. The professionally finished basement, completed by the builder, provides even more living space with a large family room, a fourth bedroom, a full bathroom, and plenty of

storage—ideal for guests or growing families. Additional features include a peace of mind builder's warranty until September 2025 and a Certified New Home Warranty valid through September 2034. Located in the award-winning lake community of Mahogany, you'll enjoy access to a 64-acre lake, sandy beaches, scenic walking paths, parks, playgrounds, shops, restaurants, and more. 200 Magnolia Terrace isn't just a house—it's the lifestyle you've been waiting for. Come see it for yourself and fall in love.