



GRASSROOTS
REALTY GROUP

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53 Magnolia Terrace SE
Calgary, Alberta

MLS # A2230283



\$889,900

| | | | |
|------------------|----------------------------|---------------|------------------|
| Division: | Mahogany | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,314 sq.ft. | Age: | 2021 (4 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Lane, Rectangular Lot | | |

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|--------------------|--|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Full, Unfinished | LLD: | - |
| Exterior: | Composite Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Granite Counters, Kitchen Island, Open Floorplan, Pantry | | |

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| Inclusions: | NA |
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Open House - Sunday July 6, 1-3pm. Discover upscale living in Mahogany, Calgary's premier lake community. This stunning 4-bedroom Excel model home offers over 2,300 sq. ft. of upgraded space, perfectly located on scenic Magnolia Terrace, just minutes from South Health Campus, shops, restaurants, and the YMCA. The open-concept main floor features a chef's kitchen with granite counters, a large island, a huge walk-in pantry, and upgraded appliances. The bright dining area flows into a spacious great room with a full-height electric fireplace, while a front flex room adds versatility. You'll also find luxury vinyl plank flooring, 9' ceilings, and a separate side entrance to the basement. Upstairs boasts four bedrooms, a vaulted bonus room, and a convenient laundry. The primary bedroom offers double doors, a 5-piece spa ensuite, and a large walk-in closet. This Built Green certified home is loaded with smart and efficient features: solar conduit, radon rough-in, smart thermostats, Wi-Fi automation hub, and gas lines to the BBQ and range. Basement includes 9' ceilings and rough-in for a full bath. The expanded driveway can accommodate three vehicles side by side. The backyard features low-maintenance paving and year-round evergreen artificial grass. A high-quality vinyl deck was newly constructed in 2024, adding both durability and style to the outdoor space. With thoughtful upgrades throughout and just steps from parks and pathways, this is the perfect home in one of Calgary's most vibrant communities.