



**184 Magnolia Terrace SE
Calgary, Alberta**

MLS # A2290290



\$900,000

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|------------------|------------------------|---------------|------------------|
| Division: | Mahogany | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,405 sq.ft. | Age: | 2021 (5 yrs old) |
| Beds: | 6 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Yard | | |

| | | | |
|--------------------|--|-------------------|-----|
| Heating: | Central | Water: | - |
| Floors: | Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Chandelier, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Pantry | | |

Inclusions: None

Welcome to 184 Magnolia Terrace, a former showhome where luxury, comfort, and thoughtful design come together in the most breathtaking way. This 6 bedroom masterpiece is not just a house, it is an experience. From the moment you step inside, you are greeted by rich European Oak hardwood floors stretching across the main level, beautifully contrasted by champagne gold hardware, designer lighting, and warm putty cabinetry that creates an elevated yet inviting ambiance. Every detail was carefully curated as a showhome, showcasing premium upgrades, refined finishes, and exceptional craftsmanship throughout. A versatile front flex room offers endless possibilities, whether you envision quiet mornings with coffee and a book, a stylish home office, or the perfect playroom. The heart of the home was designed to impress with an alternate kitchen layout featuring upgraded appliances, a built in oven and microwave, countertop stove, quartz counters, and a statement chimney hoodfan wrapped in timeless subway tile. The entire back wall is nearly all glass, flooding the space with natural light and creating a seamless connection to the outdoors. The dining area easily accommodates large gatherings, while sliding French patio doors extend your entertaining space outside on warm summer evenings. The living room is anchored by a dramatic floor to ceiling Carrara marble style tile fireplace, creating the perfect backdrop for cozy winter nights and elegant holiday décor. Upstairs, designer lighting and a modern wood railing lead to a stunning central bonus room with tray ceiling detail that thoughtfully separates the primary suite from the kids wing, offering both privacy and connection. The oversized primary retreat is filled with natural light and features a luxurious five piece ensuite with a freestanding tub centered between dual vanities, marble style tile,

a glass shower, and elevated finishes that make every evening feel like a luxury hotel stay. The oversized walk in closet connects directly to the laundry room complete with sink, adding effortless convenience to everyday living. On the opposite side of the bonus room, three spacious bedrooms ensure no one is left out. The fully finished basement expands your living space even further with an oversized recreation room and two additional bedrooms, bringing the total to six and making this home perfect for guests, teenagers, or multi generational living. Imagine waking up here, hosting unforgettable gatherings, and watching your family grow in a home where every corner feels intentional and every day feels elevated. You will be proud to call 184 Magnolia Terrace home.