

**201 Magnolia Terrace SE  
Calgary, Alberta**

**MLS # A2278431**

**\$549,000**



<b>Division:</b>	Mahogany	
<b>Type:</b>	Residential/Duplex	
<b>Style:</b>	2 Storey, Attached-Side by Side	
<b>Size:</b>	1,312 sq.ft.	<b>Age:</b> 2021 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 2 full / 1 half
<b>Garage:</b>	Off Street	
<b>Lot Size:</b>	0.06 Acre	
<b>Lot Feat:</b>	Back Lane, Back Yard	

<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>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		
<b>Inclusions:</b>	N/A		

OPEN HOUSE on Saturday January 17 between 1-3pm & Sunday between 1-4pm! Welcome to your dream home in the highly desirable lake community of Mahogany! This beautifully maintained, like-new home offers modern design, premium finishes, and an unbeatable location. From the charming brick-accented exterior to the bright and airy interior, you'll immediately feel at home. The main level features 9-ft ceilings, abundant natural light, and gleaming LVP flooring throughout. The open-concept layout includes a spacious living area, a dedicated dining space, and a stunning kitchen with an island and breakfast bar. Enjoy the upgraded kitchen with pot lights, quartz countertops, stainless steel appliances, sleek upgraded railings, and a pantry for extra storage. Upstairs, you'll find three generous bedrooms, two full bathrooms, and a convenient laundry room with upgraded washer and dryer. The primary suite is your private retreat — complete with a walk-in closet and a stylish ensuite featuring a fully tiled standing shower. The unfinished basement offers endless possibilities for future development and includes rough-in plumbing for a bathroom. Step outside to enjoy your spacious deck, perfect for summer barbecues and outdoor gatherings, overlooking the south-facing backyard with space to park two vehicles or build a garage in the future. Located in one of Calgary's most desirable communities, Mahogany residents enjoy 63 acres of lake and beach access, playgrounds, picnic areas, sports courts, splash park, fitness zones, skating rink, and year-round activities for all ages. You'll love being just minutes from shopping, restaurants, coffee shops, and the South Health Campus. Don't miss your opportunity to own this like-new home in an award-winning lake community — book your private showing!

today!