

# \$859,900 - 53 Magnolia Terrace Se, Calgary

MLS® #A2230283

**\$859,900**

4 Bedroom, 3.00 Bathroom, 2,314 sqft

Residential on 0.09 Acres

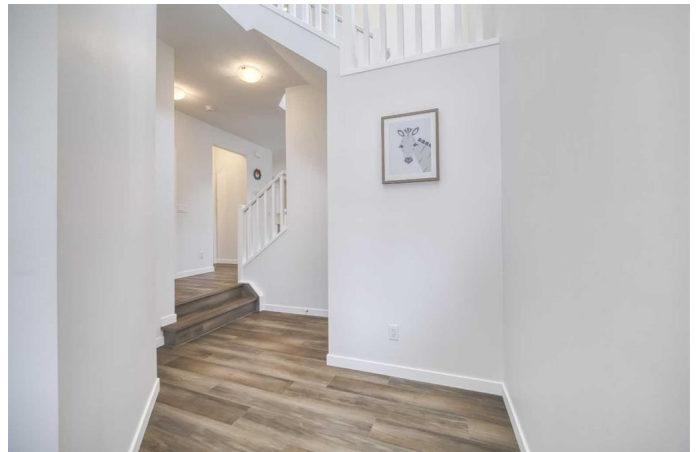
Mahogany, Calgary, Alberta

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 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.

Built in 2021

**Essential Information**

MLS® #	A2230283
Price	\$859,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,314
Acres	0.09
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	53 Magnolia Terrace Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2X4

**Amenities**

Amenities	Playground, Beach Access, Clubhouse
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Granite Counters, Kitchen Island, Open Floorplan, Pantry
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Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 19th, 2025
Days on Market	63
Zoning	R-G
HOA Fees	582
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Homecare Realty Ltd.
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