

\$715,000 - 180 Magnolia Terrace Se, Calgary

MLS® #A2271845

\$715,000

3 Bedroom, 3.00 Bathroom, 1,733 sqft

Residential on 0.09 Acres

Mahogany, Calgary, Alberta

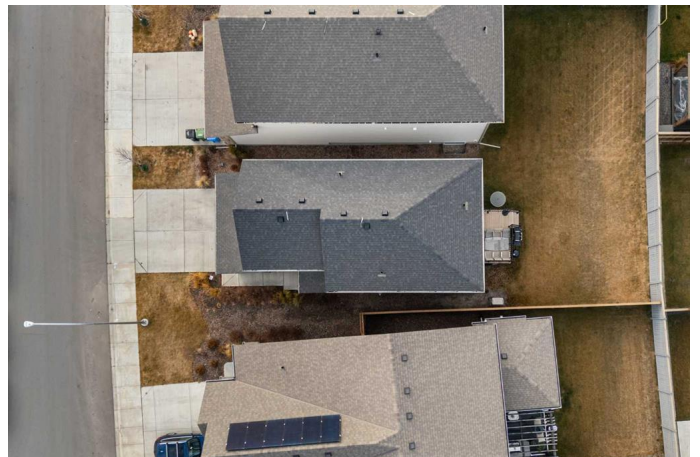
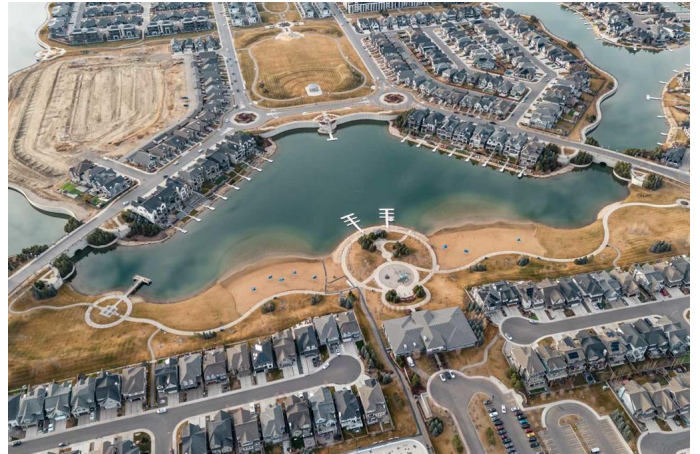
EX SHOWHOME FOR SALE IN MAHOGANY,
CALGARY | 3 BEDROOMS + BONUS ROOM
| VAULTED CEILING | OVERSIZED DOUBLE
ATTACHED GARAGE

Discover the rare opportunity to own a former showhome in the prestigious lake community of Mahogany, Calgary. Brimming with luxurious upgrades and professionally curated design elements.

Offering over 1,700 sq ft of meticulously crafted living space, this property perfectly blends modern elegance with functional family living. As a former showhome, every detail has been thoughtfully designed to impress.

The main floor features stunning natural vinyl plank flooring, complementing the crisp white palette carried throughout the home. A breathtaking wall of windows fills the open-concept living area with natural light, creating a bright and airy ambiance. Dual sliding French patio doors extend to a full-width back deck – an ideal setting for entertaining or unwinding outdoors.

The chef-inspired kitchen stands out with its classic white cabinetry, quartz countertops, and a modern geometric backsplash wrapping around the chimney hood fan. High-end stainless steel appliances and a walk-through pantry create both style and convenience, making this kitchen a true centrepiece of the



home.

At the rear, a cozy yet spacious living area connects seamlessly with a dining nook tucked to the side – perfect for intimate meals or casual gatherings.

Upstairs, a central staircase framed with sleek glass railings leads to a versatile bonus room, strategically placed to offer separation between the serene primary suite and the secondary bedrooms. The luxurious primary retreat showcases vaulted ceilings and a spa-like five-piece ensuite complete with a standalone tub, oversized shower, and elegant designer finishes.

Secondary bedrooms offer generous space for family or guests, while the upper-level laundry room and four-piece bathroom enhance everyday convenience.

Located in the heart of Mahogany, one of Calgary’s most desirable lake communities, this property provides an unmatched lifestyle surrounded by scenic lakefront pathways, lush parks, and an abundance of nearby amenities. With its premium upgrades, carefully curated interior design, and full new home warranty, this former showhome is a rare and exceptional offering in today’s market. Don’t miss the chance to own this stunning, never-lived-in showhome that combines luxurious living, modern convenience, and timeless design

Built in 2021

Essential Information

MLS® #	A2271845
Price	\$715,000
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,733
Acres	0.09
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	180 Magnolia Terrace Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3N2

Amenities

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

Interior

Interior Features	Ceiling Fan(s), Double Vanity, French Door, Kitchen Island, No Smoking Home, Pantry, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings, Humidifier
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Lighting, Playground
Lot Description	Back Yard
Roof	Asphalt Shingle

Construction	Brick, Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 20th, 2025
Zoning	R-G
HOA Fees	582
HOA Fees Freq.	ANN

Listing Details

Listing Office	Town Residential
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