

# \$599,900 - 213 Magnolia Terrace Se, Calgary

MLS® #A2191807

**\$599,900**

4 Bedroom, 4.00 Bathroom, 1,414 sqft  
Residential on 0.05 Acres

Mahogany, Calgary, Alberta

Welcome to Lake Living in Mahogany!  
Step into your dream home in Mahogany, one of Calgary's most sought-after lake communities! This stunning 3-bedroom, 2.5-bathroom home, built in 2022, offers over 1,400 sq. ft. of beautifully designed living space, plus exclusive beach and lake access. Inside, pride of ownership shines through with thoughtful upgrades and modern finishes:

- Bright, sunlit spaces enhanced by luxury vinyl plank flooring for warmth and elegance
- A chef-inspired kitchen featuring quartz countertops, stainless steel appliances, a built-in microwave, and ample cabinetry—perfect for entertaining
- An open-concept main floor that flows seamlessly into the inviting living and dining areas, all kept comfortable year-round with central air conditioning

Upstairs, your private retreat awaits!

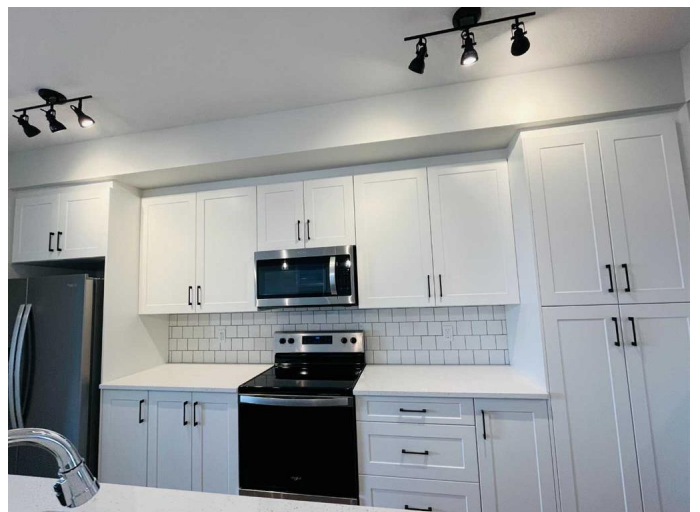
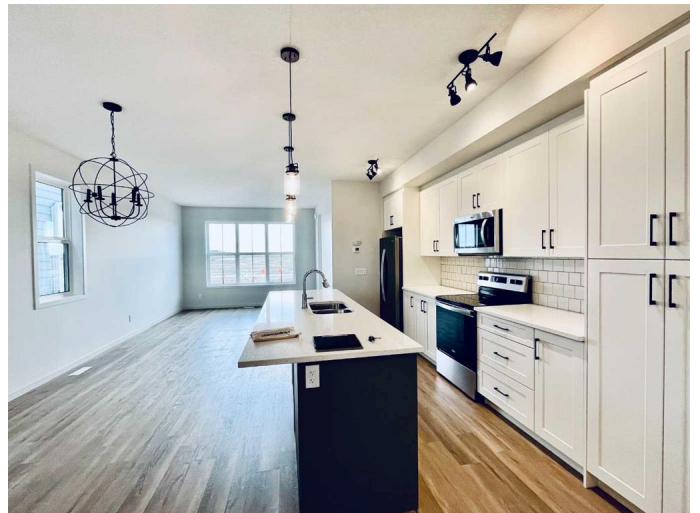
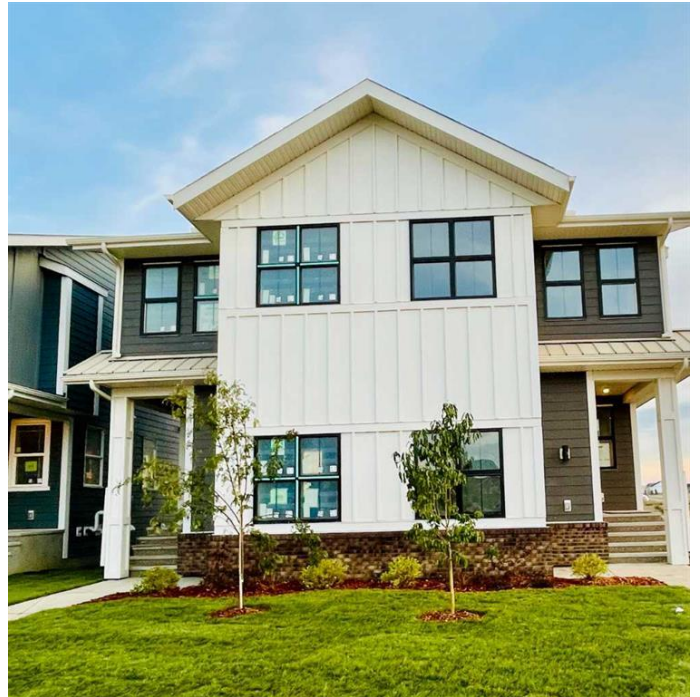
- A spacious primary suite with a walk-in closet and a beautifully appointed en-suite
- Two additional generously sized bedrooms and a full bathroom—ideal for family or guests

Bonus: A Fully Finished Basement!

- Separate entrance for added convenience
- Additional bedroom, 4-piece bathroom, and a cozy living area

Outdoor Perks:

- A fenced yard, perfect for kids and pets to play
- Room to build your dream double detached garage, adding convenience and



value

Prime Location: Close to shopping, restaurants, grocery stores, a hospital, and schoolsâ€”all while enjoying the tranquility of lakeside living.

Donâ€™t miss your chance to experience Mahogany at its finestâ€”schedule your viewing today! \*\*\*Back on the Market due to Financing\*\*\*

Built in 2022

### Essential Information

MLS® #	A2191807
Price	\$599,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,414
Acres	0.05
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	213 Magnolia Terrace Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3H9

### Amenities

Amenities	Beach Access, Clubhouse
Parking Spaces	2
Parking	Parking Pad, Stall

## Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Soaking Tub, Vinyl Windows
Appliances	Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer, Humidifier, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

## Exterior

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

## Additional Information

Date Listed	February 13th, 2025
Days on Market	27
Zoning	DC
HOA Fees	560
HOA Fees Freq.	ANN

## Listing Details

Listing Office	KT Capital Realty Inc.
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