

164 Magnolia Terrace SE
Calgary, Alberta

MLS # A2307464



\$974,900

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| Division: | Mahogany | | |
| Type: | Residential/House | | |
| Style: | 2 and Half Storey | | |
| Size: | 2,848 sq.ft. | Age: | 2022 (4 yrs old) |
| Beds: | 5 | Baths: | 4 full / 1 half |
| Garage: | Double Garage Attached, Front Drive | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Yard, Lawn, No Back Lane | | |

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|--------------------|------------------------------------|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Concrete, Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Welcome to this exceptional former show home, offering over 3,560 sq.ft. of beautifully developed living space in one of Calgary's most sought-after lake communities. Enjoy year-round recreation just minutes from your doorstep — from skating in the winter to swimming, paddle boarding, and fishing in the summer. Designed with both comfort and functionality in mind, the open-concept main floor is perfect for everyday living and entertaining. The chef-inspired kitchen features full-height white cabinetry, soft-close drawers, and a bright stylish tile backsplash. A striking navy island with quartz countertops provides ample prep space, complemented by a gas cook top, built-in wall oven, microwave, and a spacious pantry. The bright dining area seamlessly connects to the backyard deck, while the inviting living room showcases a modern fireplace and abundant natural light. A versatile main-floor flex room offers the perfect space for a home office, formal dining room, or playroom. The mudroom with direct garage access adds everyday convenience for busy families. Upstairs, you'll find three generously sized bedrooms, including a luxurious primary retreat complete with a walk-in closet and a spa-inspired ensuite featuring dual vanities, a deep soaker tub, and an oversized shower. A 5-piece main bathroom and an upper-level laundry room with additional storage and a bonus room complete this level. The rare third-floor loft is a standout feature, offering incredible flexibility as a guest suite, media room, home office, or private retreat for teens — complete with its own 4-piece bathroom. The fully developed basement expands your living space with impressive 9-foot ceilings, an additional bedroom, a full bathroom, and a spacious recreation area. A custom wet bar with built-in cabinetry makes it ideal for entertaining. The separate side entrance provides excellent flexibility for

multi-generational living, a home-based business, or potential suite development (subject to Municipality or City approval). Additional highlights include air conditioning units for enhanced comfort and built-in speakers. Ideally situated on a quiet street, just minutes from parks, pathways, and the lake, this home offers the perfect blend of style, space, and location. Don't miss this rare opportunity to own a truly exceptional family home. Home is under Certified New Home Warranty program.