

195 Magnolia Terrace SE
Calgary, Alberta

MLS # A2315723



\$610,000

Division:	Mahogany		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,457 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot, Zero Lot Line		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

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

Inclusions: Basement appliances - Microwave Hood-Fan, Dishwasher, Refrigerator, Electric Stove, Stacked Washer & Dryer.

Welcome to this beautifully maintained, like-new home in the highly sought-after lake community of Mahogany—where modern design, everyday comfort, and exceptional functionality come together seamlessly. From the charming brick-accented exterior to the bright and contemporary interior, this home immediately impresses with its warmth and curb appeal. The main level features 9-foot ceilings, abundant natural light, and durable luxury vinyl plank flooring throughout, creating an inviting and airy atmosphere. Designed for both everyday living and entertaining, the open-concept layout offers a spacious living room, a dedicated dining area, and a beautifully appointed kitchen at the heart of the home. The kitchen features quartz countertops, stainless steel appliances, pot lighting, ample cabinetry, and a large central island with breakfast bar seating—perfect for gathering with family and friends. Upstairs, you’ll find three generously sized bedrooms, two full bathrooms, and the convenience of an upper-floor laundry room with upgraded washer and dryer. The primary serves as a relaxing retreat, complete with a walk-in closet and a stylish ensuite featuring a fully tiled glass shower. Adding incredible value and flexibility, this property also includes a fully legal 1-bedroom basement legal suite with its own bathroom—ideal for generating rental income, helping offset your mortgage, or accommodating extended family. Step outside to enjoy the spacious rear deck, perfect for summer BBQs and outdoor entertaining, overlooking the sunny south-facing backyard with room for two vehicles or the future possibility of building a garage. Living in Mahogany means access to one of Calgary’s premier lake communities, featuring 63 acres of lake and beach access, scenic pathways, playgrounds, picnic areas, sports courts, splash parks,

skating, fitness spaces, and year-round activities for all ages. Conveniently located just minutes from shopping, restaurants, coffee shops, and South Health Campus, this home offers the perfect blend of lifestyle, convenience, and long-term value. An exceptional opportunity to own a move-in-ready home with income potential in one of Calgary's most desirable lake communities.