



**GRASSROOTS**  
REALTY GROUP

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**237 Magnolia Terrace SE**  
**Calgary, Alberta**

**MLS # A2230440**



**\$988,890**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | Mahogany   |               |                  |
| <b>Type:</b>     | Residential/House  |               |                  |
| <b>Style:</b>    | 2 Storey   |               |                  |
| <b>Size:</b>     | 2,700 sq.ft.   | <b>Age:</b>   | 2022 (3 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached, In Garage Electric Vehicle Charging Station(s)   |               |                  |
| <b>Lot Size:</b> | 0.09 Acre  |               |                  |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Greenbelt, Landscaped, Lawn, Le |               |                  |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full, Unfinished   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Composite Siding, Stone  | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Bathroom Rough-in, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | Living room TV mount   |                   |     |

EXQUISITE 4 BEDROOM HOME &ndash; BACKING ONTO A SOON-TO-BE-COMPLETED GREEN BELT LEADING TO A NEARBY PLAYGROUND & BASKETBALL COURT! This is more than a home&mdash;it&rsquo;s where your family&rsquo;s best memories begin. Perfectly positioned just 50 meter's from a playground and 350 meter's from a future K&ndash;9 Catholic school and farmer&rsquo;s market, this built-green home blends modern comfort with everyday convenience. Step inside to a tiled entryway and a spacious walk-in closet. The main floor features 9' knockdown ceilings, engineered hardwood flooring, and a front den with a glass insert&mdash;ideal for a home office or playroom. A stylish 2-piece bath and a tiled mudroom with built-in bench lead to a walk-through pantry and quartz coffee bar. The chef&rsquo;s kitchen is a showstopper: quartz countertops, subway tile backsplash, Blanco Silgranit sink, soft-close cabinetry, and premium KitchenAid built-in appliances&mdash;including a 36" gas cooktop and convection microwave/oven. A large island with seating anchors the space, while the dining area is bathed in natural light from 8' dual sliding doors. The lifestyle room offers a cozy electric fireplace, and the west-facing backyard is built for family life&mdash;featuring a spacious deck, lower patio, synthetic grass, and mesh fencing. Backing onto a green belt with direct access to the playground and basketball courts, you can supervise the kids while grilling dinner. Upstairs, plush carpet leads to a central bonus room, tiled laundry with quartz storage, and a 5-piece guest bath with separate water closet. Four bedrooms include a front-facing room with walk-in closet, a side bedroom, and a rear-facing primary suite with dual walk-in closets, ceiling fan, and a spa-inspired 5-piece en-suite with deep tub, tiled shower, and his-and-her quartz vanities. The

finished double garage with EV charger, developed basement stairs, and energy-efficient features—hot water on demand, HRV, 6 solar panels, UV air purification, and water softener—complete this exceptional package. Book your private showing today. This is the family home you’ve been waiting for.