



**164 Magnolia Terrace SE
Calgary, Alberta**

MLS # A2307464



\$974,900

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		

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.