

164 Magnolia Terrace SE  
Calgary, Alberta

MLS # A2307464



## \$974,900

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

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

**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 &mdash; 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 &mdash; 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.