

# \$925,000 - 106 Magnolia Terrace Se, Calgary

MLS® #A2266318

**\$925,000**

4 Bedroom, 4.00 Bathroom, 2,825 sqft

Residential on 0.10 Acres

Mahogany, Calgary, Alberta

| RARE 3RD-FLOOR LOFT | MINUTES TO PARKS & SCHOOLS | LAKE COMMUNITY LIVING | Step into sophisticated family living where modern design, timeless finishes, and everyday function come together beautifully in one of Calgary's most desirable lake communities. You'll love the OPEN-CONCEPT MAIN FLOOR, designed for connection and comfort. At the heart of the home, a chef-inspired kitchen impresses with FULL-HEIGHT WHITE CABINETRY, soft-close drawers, and undermount lighting that highlights the stunning hexagon tile backsplash. A contrasting navy island with QUARTZ countertops, GAS COOKTOP, built-in wall oven and microwave, and large pantry complete this show-stopping space. The ISLAND WITH SEATING FOR 4 is perfect for casual meals or hosting friends. The BRIGHT DINING AREA flows seamlessly to the backyard deck, while the inviting living room offers a sleek fireplace and tons of NATURAL LIGHT, creating a warm yet sophisticated atmosphere. MAIN-FLOOR FLEX SPACE is ideal for a home office, music room or formal dining space—whatever you need. Powder room and MUDROOM with garage access add everyday convenience. Upstairs, discover 4 SPACIOUS BEDROOMS, including a luxurious primary suite with a large walk-in closet and spa-inspired ensuite featuring dual sinks, a deep soaker tub, and a glass-enclosed shower. A 5-piece main bath and upper-level LAUNDRY ROOM with extra



storage make family life effortless. The 3RD-FLOOR LOFT is a rare and versatile bonus – ideal as a media lounge, home office, or teen retreat, complete with a full 4-piece bath. The lower level offers endless potential for FUTURE DEVELOPMENT, with plenty of room for a recreation area, gym, or guest room. 2 AIR CONDITIONING UNITS. Set on a quiet street just MINUTES FROM MAHOGANY’S PARKS, PATHWAYS, AND THE LAKE, this home combines style, comfort, and thoughtful design in every detail. This is modern family living at its finest. Don’t miss out!

Built in 2021

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2266318          |
| Price          | \$925,000         |
| Bedrooms       | 4                 |
| Bathrooms      | 4.00              |
| Full Baths     | 3                 |
| Half Baths     | 1                 |
| Square Footage | 2,825             |
| Acres          | 0.10              |
| Year Built     | 2021              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 2 and Half Storey |
| Status         | Active            |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 106 Magnolia Terrace Se |
| Subdivision | Mahogany                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3M3G7                  |

**Amenities**

|                |                                        |
|----------------|----------------------------------------|
| Amenities      | Beach Access, Clubhouse, Park, Parking |
| Parking Spaces | 4                                      |
| Parking        | Double Garage Attached                 |
| # of Garages   | 2                                      |

### Interior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters                                |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                                              |
| Cooling           | Central Air                                                                                                                             |
| Fireplace         | Yes                                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                                       |
| Fireplaces        | Electric                                                                                                                                |
| Has Basement      | Yes                                                                                                                                     |
| Basement          | Full                                                                                                                                    |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | BBQ gas line     |
| Lot Description   | See Remarks      |
| Roof              | Asphalt Shingle  |
| Construction      | Composite Siding |
| Foundation        | Poured Concrete  |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 31st, 2025 |
| Days on Market | 1                  |
| Zoning         | R-G                |
| HOA Fees       | 599                |
| HOA Fees Freq. | ANN                |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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