

\$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	6
Zoning	R-G
HOA Fees	599
HOA Fees Freq.	ANN

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.