

\$750,000 - 66 Magnolia Terrace Se, Calgary

MLS® #A2252620

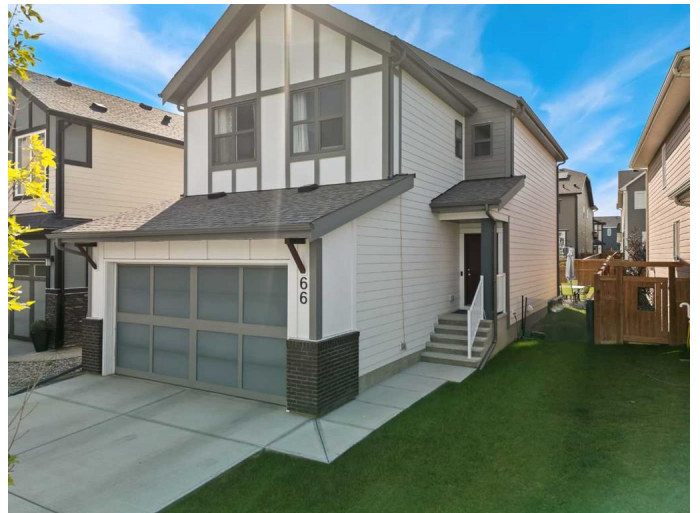
\$750,000

3 Bedroom, 3.00 Bathroom, 1,719 sqft

Residential on 0.10 Acres

Mahogany, Calgary, Alberta

Welcome to your next chapter in the award-winning lake community of Mahogany, where resort-style living meets everyday convenience. This beautifully upgraded home is located on a quiet, family-friendly street - complete with neighborhood Stampede breakfasts and kids playing outside! It has easy access to 88th Street (avoid those roundabouts), the Urban Village amenities, and access to Calgary's largest freshwater lake! Step inside to a large welcoming foyer that opens to soaring 9'™ ceilings and a bright, open-concept main floor. The heart of the home features a gourmet kitchen with an upgraded appliance package including a gas range, high-end fixtures, a walk-through pantry, and full-height cabinetry with soft-close drawers. The spacious dining and living areas flow seamlessly together, creating the perfect setting for entertaining or everyday family life. While the large west-facing backyard extends your living space outdoors - fenced, landscaped, and all ready for you. A stylish half powder room completes the main floor. Upstairs, the design truly shines with a central bonus room that separates the primary suite from the secondary bedrooms. This thoughtful layout gives everyone their own space while keeping the family connected. The primary retreat feels like a private getaway, featuring a spa-inspired ensuite with a rain shower head, tiled tub, double vanity and upgraded medicine cabinet. The kids'™ bedrooms, located on the opposite side of the bonus room, are bright



and generously sized, with easy access to the full bath. This home is built with lasting quality in mind, featuring a high-efficiency furnace, 50-gallon hot water heater, programmable thermostat, spray foam insulation and energy-efficient, low-E double-glazed windows. The basement is framed and insulated with a large egress window and bathroom rough-in, offering excellent development potential. Additional features include an oversized double attached garage, Decora switches and plugs, LED lighting throughout, and upstairs laundry room with floor drains for convenience. Every detail has been carefully considered, from brushed chrome hardware and modern-profile casings to the ceramic tile backsplash and full-width vanity mirrors. This is more than a house - it's a lifestyle. Living in Mahogany means four-season recreation right at your doorstep: swimming, skating, fishing, paddleboarding and beach days with family and friends, all while enjoying nearby schools, shops and restaurants. Welcome Home.

Built in 2021

Essential Information

MLS® #	A2252620
Price	\$750,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,719
Acres	0.10
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	66 Magnolia Terrace Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2X4

Amenities

Amenities	Beach Access, Clubhouse, Park, Playground, Recreation Facilities, Picnic Area
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Few Trees, Front Yard, Landscaped, Level, Street Lighting
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	August 29th, 2025
Days on Market	4
Zoning	R-G
HOA Fees	582
HOA Fees Freq.	ANN

Listing Details

Listing Office CIR Realty

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