

# \$1,049,900 - 25 Magnolia Terrace Se, Calgary

MLS® #A2218129

**\$1,049,900**

5 Bedroom, 4.00 Bathroom, 2,629 sqft

Residential on 0.10 Acres

Mahogany, Calgary, Alberta

Located in the highly desirable community of Mahogany, this former Jayman Built Showhome offers over 3,700 square feet of professionally upgraded living space. With five bedrooms, three and a half bathrooms, and a layout that balances sophistication and function, this home blends comfort and style at every turn. Step into the expansive foyer, where a walk-in closet offers practical storage and TKO 5â€• engineered hardwood guides you through the open-concept main level. Towering 9â€™ ceilings and walls of windows flood the space with natural light. The chef-inspired kitchen features two-tone cabinetry, high-end KitchenAid appliances including a gas cooktop, built-in wall oven, and bar fridge. Quartz countertops and a 3â€• mitered waterfall island with seating combine beauty and utility. A large walk-in pantry, built-in workstation, spice and utensil tray, and integrated recycling bins reflect the homeâ€™s thoughtful design. A dramatic open-to-above ceiling above the island, generous dining area, and cozy living room with a gas fireplace create the ideal setting for gatherings. From the double attached garage, a spacious walkthrough mudroom with custom storage connects directly to the kitchenâ€”perfect for unloading groceries. A discreet two-piece powder room completes the main level. Upstairs, glass railings and continued hardwood flooring lead to a flexible bonus room. Eight-foot doors add an extra sense of scale. The primary suite is a true



retreat with a generous walk-in closet and a luxurious five-piece ensuite, including dual sinks, a freestanding tub, stand-alone shower, heated floors, and towel warmer. Three additional bedrooms feature plush carpet and ample space. A well-appointed five-piece bathroom includes dual sinks separated from the shower/tub and toilet by a pocket door for added convenience. A laundry room is also located upstairs for everyday ease. The fully finished basement offers versatile space with a large recreation room enclosed by French doors, perfect for games, movies, or a home gym. A wet bar with bar fridge and sink enhances its functionality. An additional bedroom or flex space, enclosed by glass walls and featuring a built-in Murphy bed, adapts to your needs. A sleek three-piece bathroom with an oversized shower complete the level. Sliding doors off the dining room lead to the backyard. Enjoy morning coffee on the deck, BBQs on the lower patio, or time in the grassy yard. Additional features include designer wallpaper accents, composite siding, 6â€• baseboards, and a tankless hot water system. Just a ten-minute walk to the Mahogany Beach Club, residents enjoy exclusive access to Calgaryâ€™s largest lake, sandy beaches, tennis courts, splash park, fishing pier, and non-motorized marina. The community also features 74 acres of wetlands, 22 kilometers of pathways, and numerous parks and playgrounds. Mahogany Village Market and Westman Village, home to restaurants like Chairmanâ€™s Steakhouse and Alvinâ€™s Jazz Club, are minutes away.

Built in 2018

**Essential Information**

MLS® #	A2218129
Price	\$1,049,900
Bedrooms	5

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,629
Acres	0.10
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	25 Magnolia Terrace Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2X3

### Amenities

Amenities	Beach Access
Parking Spaces	4
Parking	Alley Access, Double Garage Attached, Heated Garage, Paved, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Bidet, Recessed Lighting, Wet Bar, Wired for Sound
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes

Basement                      Finished, Full

**Exterior**

Exterior Features      None  
Lot Description        Cul-De-Sac, Landscaped, Treed  
Roof                      Asphalt Shingle  
Construction          Wood Siding  
Foundation            Poured Concrete

**Additional Information**

Date Listed              May 29th, 2025  
Days on Market        10  
Zoning                    R-G  
HOA Fees                582  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            Real Broker

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.