

# \$775,000 - 74 Magnolia Terrace Se, Calgary

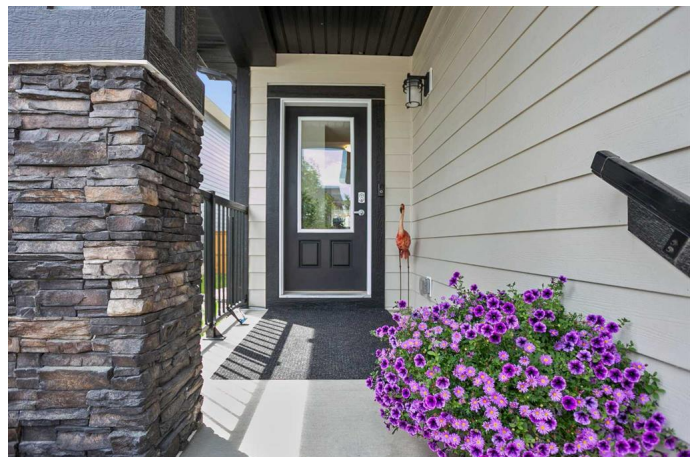
MLS® #A2240592

**\$775,000**

3 Bedroom, 3.00 Bathroom, 2,295 sqft  
Residential on 0.10 Acres

Mahogany, Calgary, Alberta

Welcome to 74 Magnolia Terrace—a beautifully maintained and thoughtfully designed family home offering 2,295 sq ft of stylish, functional living space. From the moment you arrive, you’ll be drawn in by its exceptional curb appeal and the meticulous attention to detail that carries throughout the home. Step inside to discover a bright, dedicated main floor office just off the entry—perfect for remote work or quiet study—leading seamlessly into an inviting open-concept living area. At the heart of the home is a stunning white kitchen, complete with quartz countertops, a gas stove, and abundant cabinetry, making it both elegant and practical for everyday living and entertaining. Upstairs, the spacious layout features a versatile bonus room and three generously sized bedrooms. The oversized primary suite is a true retreat, offering a cozy sitting area and a luxurious 5-piece ensuite with direct access to the laundry room—a thoughtful design element that enhances daily convenience. The professionally landscaped backyard is designed for easy living, featuring turf grass, a pergola, and a low-maintenance setup—no mowing required—so you can spend more time relaxing and enjoying your space. Lovingly cared for and immaculately kept, this move-in ready home is ideal for growing families looking for comfort, style, and a strong sense of community in one of the area's most sought-after neighborhoods.



Built in 2020

## Essential Information

MLS® #	A2240592
Price	\$775,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,295
Acres	0.10
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	74 Magnolia Terrace Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2X4

## Amenities

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

## Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, Ceiling Fan(s), No Smoking Home, Quartz Counters, Soaking Tub, Storage, Vinyl Windows
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Family Room
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 17th, 2025
Days on Market	4
Zoning	R-G
HOA Fees	582
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX Complete Realty
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