



237 Magnolia Terrace SE, Calgary, Alberta - \$980,000



Main Photo

Property Description

EXQUISITE 4 BEDROOM HOME - BACKING ONTO A GREEN BELT LEADING TO A NEARBY PLAYGROUND & BASKETBALL COURT!

This is more than a home—it's where your family's best memories begin. Perfectly positioned just 50 meter's from a playground and 350 meter's from a future K-9 Catholic school and farmer's market, this built-green home blends modern comfort with everyday convenience.

Step inside to a tiled entryway and a spacious walk-in closet. The main floor features 9' knockdown ceilings, engineered hardwood flooring, and a front den with a glass insert—ideal for a home office or playroom. A stylish 2-piece bath and a tiled mudroom with built-in bench lead to a walk-through pantry and quartz coffee bar.

The chef's kitchen is a showstopper: quartz countertops, subway tile backsplash, Blanco Silgranit sink,

soft-close cabinetry, and premium KitchenAid built-in appliances—including a 36" gas cooktop and convection microwave/oven. A large island with seating anchors the space, while the dining area is bathed in natural light from 8' dual sliding doors.

The lifestyle room offers a cozy electric fireplace, and the west-facing backyard is built for family life—featuring a spacious deck, lower patio, synthetic grass, and mesh fencing. Backing onto a green belt with direct access to the playground and basketball courts, you can supervise the kids while grilling dinner.

Upstairs, plush carpet leads to a central bonus room, tiled laundry with quartz storage, and a 5-piece guest bath with separate water closet. Four bedrooms include a front-facing room with walk-in closet, a side bedroom, and a rear-facing primary suite with dual walk-in closets, ceiling fan, and a spa-inspired 5-piece en-suite with deep tub, tiled shower, and his-and-her quartz vanities.

The finished double garage with EV charger, developed basement stairs, and energy-efficient features—hot water on demand, HRV, 6 solar panels, UV air purification, and water softener—complete this exceptional package.

Book your private showing today. This is the family home you've been waiting for.

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