

\$649,900 - 15 Magnolia Street, Calgary

MLS® #A2238787

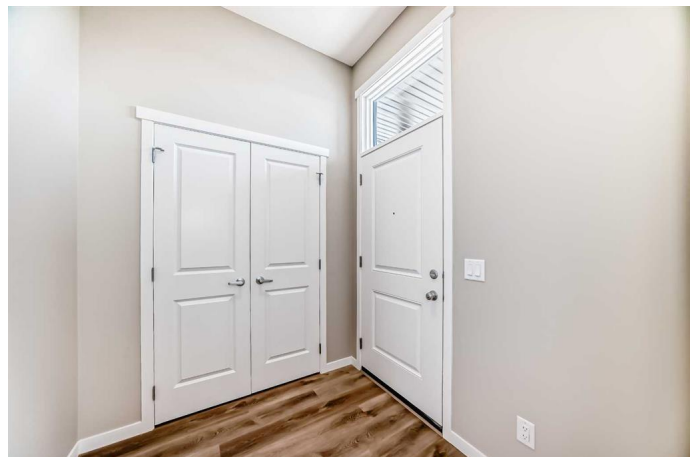
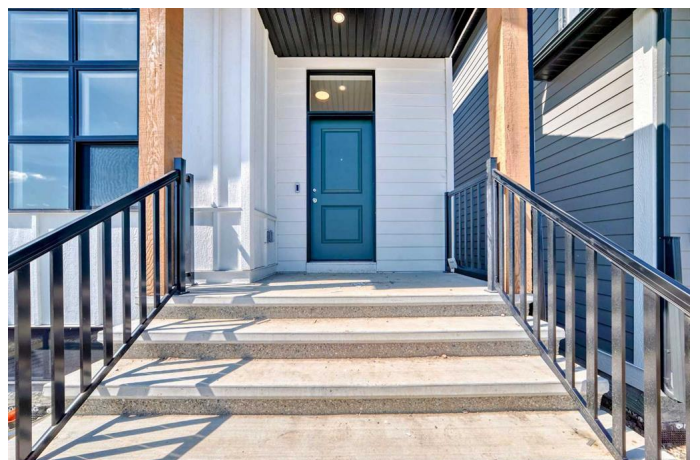
\$649,900

3 Bedroom, 3.00 Bathroom, 1,716 sqft

Residential on 0.06 Acres

Mahogany, Calgary, Alberta

Welcome to this brand-new "Lyall" floor plan, a beautifully designed home that combines modern elegance with thoughtful functionality. From the moment you enter, you're welcomed by soaring 10'™ ceilings and warm, natural luxury vinyl plank flooring that stretches across the entire main level. At the front of the home, a versatile flex room offers the perfect space for a home office, reading nook, or play area. As you move toward the back, the open-concept living space unfolds with a cozy and inviting living room, an oversized dining area ideal for family gatherings, and a stunning kitchen that serves as the heart of the home. The kitchen features a stylish blend of modern cabinetry and warm wood tones, complete with quartz countertops, classic white subway tile backsplash, stainless steel appliances, and a spacious island—perfect for everyday meals or entertaining guests. Upstairs, a smartly positioned central loft offers a flexible second living space and creates separation between the primary suite and the additional bedrooms. The large primary bedroom is a peaceful retreat, featuring a walk-in closet and a spa-inspired 5-piece ensuite with dual sinks. Two additional bedrooms provide ample space for the kids or guests, and the full 4-piece bathroom and upper laundry room add everyday convenience. A secondary entrance adds even more potential, offering the flexibility for a guest suite, in-law space, or additional living area (subject to



city/municipality approval and permitting). **
This home also comes complete with full front and backyard landscaping, including sod, mulch on the side yards, and trees/shrubs in the front as per community guidelines. If not completed this year, landscaping will be finalized in 2026. Located in the vibrant, four-season lake community of Mahogany, this home offers more than just a beautiful interior. Residents here enjoy access to Calgary's largest freshwater lake, two private beaches, a Beach Club, tennis courts, skating rinks, fishing spots, playgrounds, and over 22 km of scenic pathways and wetlands. The community also features a bustling Village Market with restaurants, cafés, fitness studios, shopping, and nearby access to the South Health Campus and Seton Urban District. Whether it's paddleboarding in the summer, skating in the winter, or simply enjoying sunset walks around the wetlands, Mahogany is a lifestyle destination where every day feels like a getaway. This is your chance to experience it all in a home that truly stands out.

Built in 2025

Essential Information

MLS® #	A2238787
Price	\$649,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,716
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey

StatusActive

Community Information

Address15 Magnolia Street
SubdivisionMahogany
CityCalgary
CountyCalgary
ProvinceAlberta
Postal CodeT3M 4C8

Amenities

AmenitiesNone
Parking Spaces2
ParkingParking Pad, None

Interior

Interior FeaturesBathroom Rough-in, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, High Ceilings
AppliancesDishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
HeatingForced Air, Natural Gas
CoolingNone
Has BasementYes
BasementFull, Exterior Entry, Unfinished

Exterior

Exterior FeaturesBBQ gas line
Lot DescriptionBack Lane, Back Yard, Rectangular Lot, Zero Lot Line
RoofAsphalt Shingle
ConstructionWood Frame, Cement Fiber Board
FoundationPoured Concrete

Additional Information

Date ListedJuly 11th, 2025
Days on Market99
ZoningR-G
HOA Fees582
HOA Fees Freq.ANN

Listing Details

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