

\$649,900 - 15 Magnolia Street, Calgary

MLS® #A2238787

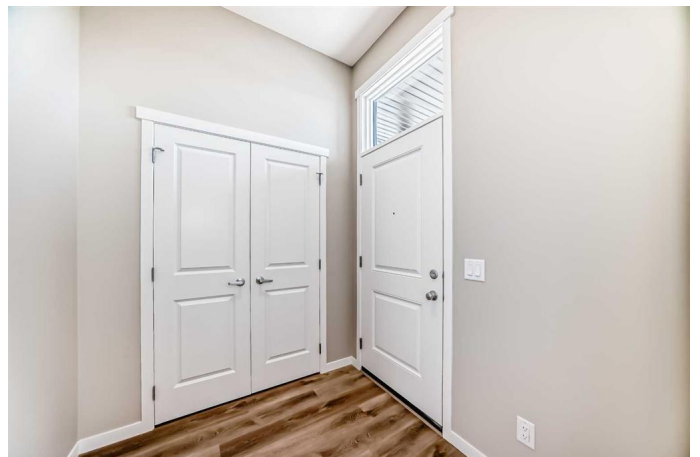
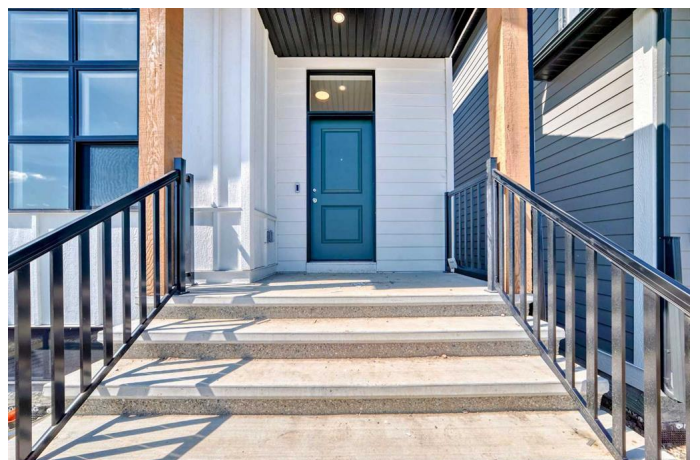
\$649,900

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

Status	Active
--------	--------

Community Information

Address	15 Magnolia Street
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 4C8

Amenities

Amenities	None
Parking Spaces	2
Parking	Parking Pad, None

Interior

Interior Features	Bathroom Rough-in, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, High Ceilings
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Exterior Entry, Unfinished

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Rectangular Lot, Zero Lot Line
Roof	Asphalt Shingle
Construction	Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	July 11th, 2025
Days on Market	105
Zoning	R-G
HOA Fees	582
HOA Fees Freq.	ANN

Listing Details

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.