

\$674,900 - 15 Magnolia Street, Calgary

MLS® #A2238787

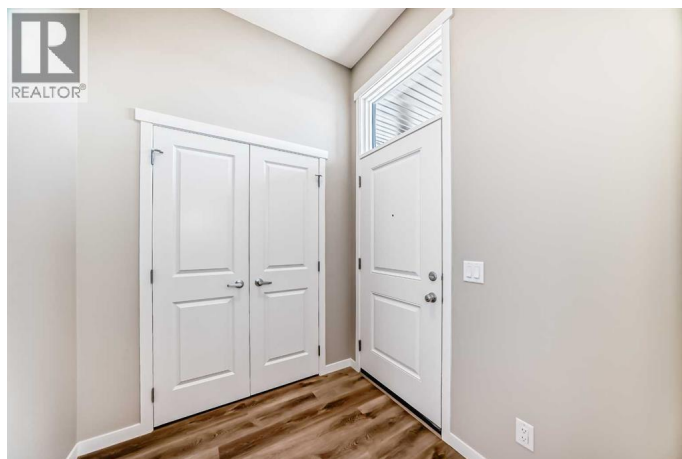
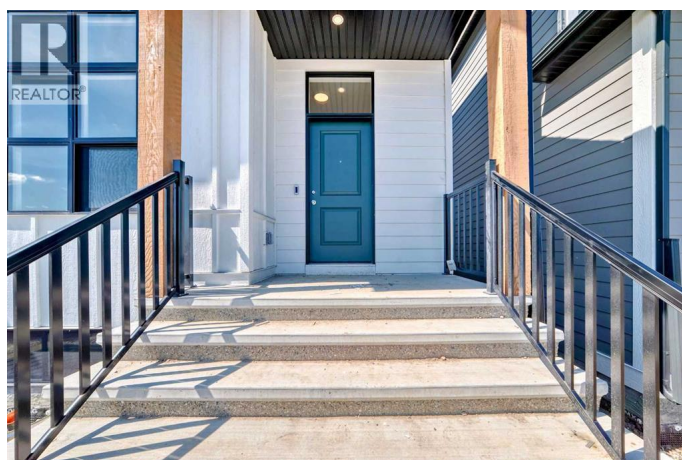
\$674,900

3 Bedroom, 3.00 Bathroom, 1,716 sqft

Single Family 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). 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. (id:6289)

Built in 2025

Essential Information

Listing #	A2238787
Price	\$674,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,716
Acres	0.06
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	15 Magnolia Street
Subdivision	Mahogany
City	Calgary
Province	Alberta
Postal Code	T3M4C8

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Features	Back lane, PVC window, No Animal Home, No Smoking Home, Gas BBQ Hookup
Parking Spaces	2
Parking	None, Parking Pad

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo
Heating	Natural gas Forced air
Cooling	None
# of Stories	2
Basement	Separate entrance

Exterior

Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Real Broker
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Listing information last updated on October 14th, 2025 at 7:16pm PDT