$699,900 - 15 Magnolia Street, Calgary

MLS® #A2238787

$699,900
3 Bedroom, 3.00 Bathroom, 1,716 sqft
Residential on 0.06 Acres

Mahogany, Calgary, Alberta

Welcome to this brand-new â€œLyallâ€• floor plan, a beautifully designed home that combines modern elegance with thoughtful functionality. From the moment you enter, you're welcomed by soaring 10â€™ 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 islandâ€”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 Calgaryâ€™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, cafÃ©s, fitness studios, shopping, and nearby access to the South Health Campus and Seton Urban District. Whether itâ€™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. **Photos are from the showhome /previous builds to demonstrate quality of construction & finishes & may not be an exact representation of this home**

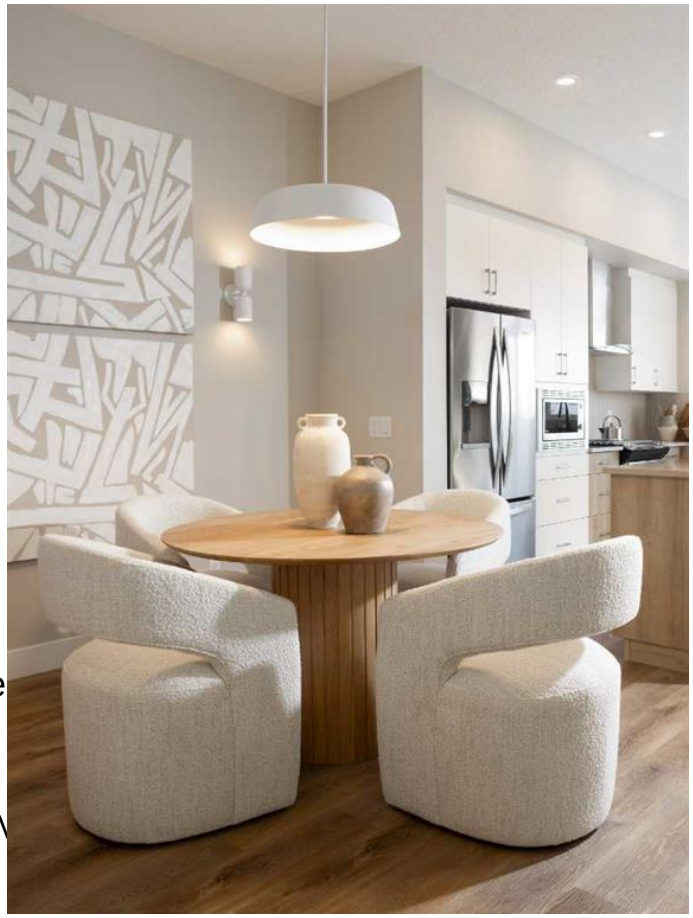
Built in 2025

Essential Information

MLS® #	A2238787
Price	$699,900
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	None, Parking Pad

Interior

Interior Features	Bathroom Rough-in, Double Animal Home, No Smoking Vinyl Windows
Appliances	Dishwasher, Electric Stove, M
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

Exterior

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

Additional Information

Date Listed	July 11th, 2025
Days on Market	22
Zoning	R-G
HOA Fees	582
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker

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