



**23 Magnolia Street SE
Calgary, Alberta**

MLS # A2310058



\$599,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,686 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance		
Inclusions:	N/A		

Meet the brand-new "Heath" in Mahogany — a fresh take on a beloved floor plan that blends smart design, stylish finishes, and everyday comfort in one of Calgary's most sought-after lake communities. Step inside to a bright, open main floor finished with warm luxury vinyl plank and designed for the way families actually live. At the front of the home, an open flex room offers the perfect space for a home office, homework zone, reading area, or additional sitting room. From there, the layout flows beautifully into the rear living space, where an inviting living room and oversized dining area create a comfortable setting for weeknight dinners, weekend hosting, and everything in between. At the heart of the home, the chef-inspired kitchen delivers a clean, on-trend look with two-tone cabinetry featuring wood-grain uppers and crisp white lowers, classic subway tile backsplash, sleek black hardware, and bright quartz countertops. A large central island makes prep, casual meals, and conversation effortless, while the standalone hood fan wrapped in tile adds a polished designer touch. Stainless steel appliances and thoughtful storage complete a kitchen that feels both stylish and highly functional. Upstairs, a centrally located loft creates a true second living space — ideal for movie nights, a play area, or a quiet spot to unwind. The spacious primary retreat features a large walk-in closet and a spa-inspired 4-piece ensuite with dual sinks, white cabinetry, and a clean, timeless finish. Two additional bedrooms are well-sized and share a beautifully appointed 4-piece bathroom, while the upper laundry room keeps daily routines simple and convenient. A side/secondary entrance adds valuable flexibility for future lower-level possibilities, such as a guest space, in-law setup, or private living area, (A secondary suite would be subject to approval and permitting by

the city/municipality). Out back, the west-facing yard is a true blank canvas — ready for future landscaping, a deck, garden beds, play space, or the outdoor retreat you've been dreaming of. With afternoon and evening sun, it's the kind of backyard that's just waiting for long summer nights, BBQs with friends, and relaxed evenings at home. And then there's the lifestyle. Mahogany is one of Calgary's premier four-season lake communities, offering residents access to the lake, beaches, pathways, parks, playgrounds, wetlands, and the incredible Mahogany Beach Club. Whether it's summer days at the water, winter skating, morning walks through the wetlands, or evenings enjoying the shops, restaurants, and amenities at Westman Village, Mahogany offers a lifestyle that feels connected, active, and complete. With easy access to Seton, the South Health Campus, schools, shopping, restaurants, and major routes, the Heath in Mahogany brings together a beautiful new home and one of Calgary's most desirable community experiences.