



GRASSROOTS
REALTY GROUP

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131 Magnolia Street SE
Calgary, Alberta

MLS # A2268773



\$629,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,686 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Level, Rectangular Lot, Street Lighting, Z		

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		

Inclusions: N/A

Boxing Day pricing starts NOW — brand-new specs, brand-new savings. Meet the brand-new “Heath,” a fresh take on a beloved layout that blends smart design with everyday comfort. Step inside to a bright, open main floor finished in warm luxury vinyl plank, with a versatile front flex room that suits a home office, homework zone, or cozy reading spot. The rear of the home opens to an inviting living room and an oversized dining area—perfect for weeknight dinners and weekend gatherings alike. Anchoring the space, the chef’s kitchen showcases wood-grain cabinetry raised to the bulkhead, crisp white quartz counters, a classic subway tile backsplash that wraps the standalone hood fan, stainless steel appliances, and a large island that makes prep, snacks, and conversation effortless. A generous back window brings in natural light, and the practical rear entrance keeps daily comings and goings simple. Upstairs, a centrally located loft creates a true second living space and smart separation between the sleeping quarters. The spacious primary retreat features a walk-in closet and a spa-inspired 4-piece ensuite with dual sinks, while two additional bedrooms share a well-appointed 4-piece bath. The upper laundry room keeps chores convenient and out of sight. A side/secondary entrance adds flexibility for future possibilities such as a guest, in-law, or private living area (subject to city/municipal approvals and permitting). Outside, the landscaping is complete—front and back—so you can enjoy the space from day one. Expect finished sod, mulched side yards, and thoughtfully selected trees/shrubs in the front that complement the streetscape and elevate curb appeal. And the setting? You’re in Mahogany—Calgary’s four-season lake community—where life revolves around water, parks, and

connection. Enjoy two residents-only beaches, the Beach Club, tennis and sport courts, winter skating, fishing, playgrounds, and more than 22 km of pathways and preserved wetlands. Stroll to the Village Market for caf  s, restaurants, fitness, and daily essentials, with the South Health Campus and Seton Urban District just minutes away. From paddleboards to sunset walks, the Heath puts a resort-style lifestyle within easy reach.