



**11 Magnolia Street SE
Calgary, Alberta**

MLS # A2295615



\$609,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,716 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Irregular Lot, Level, 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, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		
Inclusions:	N/A		

Welcome to this brand-new “Lyall” floor plan in the award-winning lake community of Mahogany, a thoughtfully designed home that blends modern style, everyday functionality, and future flexibility. From the moment you step inside, you’re greeted by soaring 10’ ceilings and warm luxury vinyl plank flooring that flows throughout the main level, creating an open and inviting first impression. At the front of the home, a versatile flex room offers the perfect place for a home office, reading lounge, kids’ playroom, or creative space. As you move toward the rear of the home, the layout opens beautifully into a bright and spacious living area designed for both daily living and entertaining. The living room feels warm and welcoming, the oversized dining area is ideal for family dinners or hosting friends, and the kitchen truly anchors the space with its stylish blend of modern cabinetry and warm wood tones. Complete with quartz countertops, a classic white subway tile backsplash, stainless steel appliances, and a large central island, this kitchen delivers both style and function in equal measure. Upstairs, a smartly positioned central loft creates a valuable second living space while also offering privacy between the primary retreat and the secondary bedrooms. The primary suite is a peaceful escape, featuring a spacious walk-in closet and a beautifully appointed 4-piece ensuite with dual sinks. Two additional bedrooms provide plenty of room for children, guests, or hobbies, while the full 4-piece bathroom and upper-floor laundry add everyday convenience. A secondary entrance adds even more versatility, offering future potential for a guest area, extended family setup, or additional living space (subject to city/municipal 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. What truly sets this property apart is the oversized lot—a rare opportunity that offers endless possibilities for outdoor living, play space, gardening, or creating the backyard you’ve always envisioned. With the added side yard and a non-zero-lot-line placement, this home provides more breathing room and usability than many others, making it an exceptional option for buyers who value both space and future potential. Located in the vibrant four-season community of Mahogany, residents enjoy access to Calgary’s largest freshwater lake, two private beaches, a Beach Club, tennis courts, skating rinks, fishing, playgrounds, and over 22 km of scenic pathways and wetlands. The popular Village Market offers restaurants, cafés, shopping, and everyday conveniences, while nearby South Health Campus and the Seton Urban District add even more accessibility and lifestyle appeal. From summer paddleboarding to winter skating and peaceful walks through the wetlands, Mahogany offers a lifestyle that is truly second to none.