



131 Magnolia Street Calgary Alberta

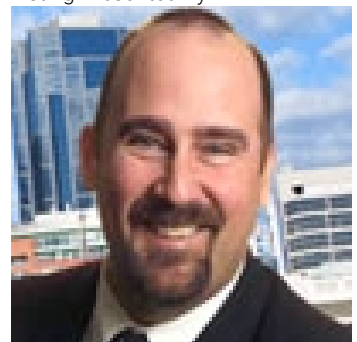
\$629,900

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, winte...

Living room 11.50 Ft x 12.92 Ft
Dining room 9.00 Ft x 13.42 Ft
Kitchen 12.33 Ft x 9.17 Ft
Other 7.33 Ft x 10.33 Ft
2pc Bathroom 4.92 Ft x 5.00 Ft
Bonus Room 15.58 Ft x 9.25 Ft

Primary Bedroom 12.00 Ft x 10.67 Ft
4pc Bathroom 8.33 Ft x 8.00 Ft
Bedroom 10.17 Ft x 9.25 Ft
Bedroom 10.17 Ft x 9.25 Ft
4pc Bathroom 7.75 Ft x 5.00 Ft
Laundry room 7.42 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:
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