# \$1,049,800 - 243 Marina Grove Se, Calgary

MLS® #A2179361

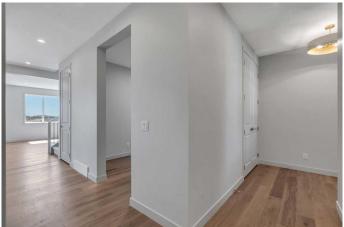
# \$1,049,800

4 Bedroom, 3.00 Bathroom, 2,717 sqft Residential on 0.11 Acres

Mahogany, Calgary, Alberta

Welcome to 243 Marina Grove SE, the Rosebud model by Award-Winning Baywest Homes. RARE OPPORTUNITY to own in an estate community with both a triple attached garage AND paved rear laneway for yard access. Your new home is located in an **EXCLUSIVE PHASE of Mahogany with access** to a SEMI-PRIVATE DOCK! A beautiful and spacious 4-bedroom home, designed for modern family living in the highly sought-after community of Mahogany. With its inviting open-concept layout, impressive design details, and exceptional functionality, this home offers the perfect combination of style and comfort. As you step inside, you'II be greeted by a bright and airy great room and dining area, ideal for both everyday living. The well-appointed kitchen is a true highlight, featuring a large central island, perfect for gathering with family and friends. High-end finishes include ceiling-height cabinetry with crown moulding, under-cabinet LED lighting, soft-close doors, and 2-drawer pullouts, adding convenience to your cooking space. A walk-through pantry leads to a mudroom that seamlessly connects to the kitchenâ€"ensuring everything is within easy reach. The main floor also includes a spacious office, offering a quiet space to work from home or manage household tasks. Upstairs, you'II find a serene primary bedroom retreat, complete with a luxurious ensuite with 10mm glass shower and a massive walk-in closet. The upper level also features a bonus room, ideal for a media







room or play area, as well as three additional bedrooms, a full bathroom, and a conveniently located laundry room. The attention to detail continues throughout the home, with features such as 8' interior passage doors, engineered hardwood flooring, and a gas fireplace in the living room for added warmth and ambiance. The home's exterior is equally impressive, showcasing a combination of hardy board and brick for a stylish and durable finish. A triple-attached front garage provides easy access throughout the year, ensuring your vehicles are protected in any season. This home truly offers everything you need to live comfortably, with ample space for your family to grow and thrive. Living in Mahogany, you'll enjoy the ultimate in four-season lake living. This highly sought-after community features more than 20 acres of private, sandy beachfront, and the Mahogany Beach Club overlooks the lake, offering year-round activities both indoors and out. Residents have access to a splash park, tennis courts, play equipment, a fishing pier, a non-motorized marina, indoor and outdoor fitness equipment, barbecue pits, a hockey rink, and more. Mahogany's Urban Village boasts an abundance of amenities, including trendy cafés, shops, casual restaurants, and professional services such as Analog Coffee, Diner Deluxe, Brokin' Yolk, The Canadian Brewhouse, Brightpath Child Care and much more.

## Built in 2024

### **Essential Information**

MLS® # A2179361 Price \$1,049,800

Bedrooms 4

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 2,717

Acres 0.11

Year Built 2024

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

# **Community Information**

Address 243 Marina Grove Se

Subdivision Mahogany

City Calgary

County Calgary

Province Alberta

Postal Code T3M3J4

#### **Amenities**

Amenities Beach Access, Boating, Clubhouse, Community Gardens, Dog Park, Dry

Dock, Picnic Area, Playground, Park

Parking Spaces 4

Parking Triple Garage Attached

# of Garages 2

#### Interior

Interior Features Bathroom Rough-in, Double Vanity, High Ceilings, Kitchen Island, Low

Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub,

Storage, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave,

Refrigerator, Range Hood, Washer

Heating Forced Air, Fireplace(s), High Efficiency

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Great Room

Has Basement Yes

Basement Full, Unfinished

## **Exterior**

Exterior Features Balcony, BBQ gas line

Lot Description Back Yard, Interior Lot, Rectangular Lot

Roof Asphalt Shingle

Construction Brick, Cement Fiber Board

Foundation Poured Concrete

## **Additional Information**

Date Listed November 15th, 2024

Days on Market 203

Zoning R-CG

HOA Fees 845

HOA Fees Freq. ANN

# **Listing Details**

Listing Office RE/MAX First

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.