



THE
A-TEAM

**RE/MAX
FIRST**

190 MARINA Cove #101, Calgary T3M 3P4

MLS® #: **A2104937**

Area: **Mahogany**

Listing Date: **02/02/24**

List Price: **\$1,547,900**

Status: **Active**

County: **Calgary**

Change: **+\$30k, 14-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2023**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,612**
Low Sqft:
Ttl Sqft: **1,612**

DOM

107
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Double Garage Attached,Heated Garage,Insulated

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Built-in Barbecue,Courtyard,Fire Pit**

Construction: **Composite Siding,Stone,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Refrigerator,Dishwasher,Gas Cooktop,Humidifier,Microwave,Oven-Built-In,Range Hood**
Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Smart Home,Soaking Tub,Stone Counters,Storage,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	15`9" x 17`11"
Bedroom - Primary	Main	13`8" x 13`9"
5pc Ensuite bath	Main	

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	11`9" x 16`5"
Bedroom	Main	10`9" x 10`5"
3pc Bathroom	Main	

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$699

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc:

2211383

Remarks

Pub Rmks:

The Streams of Lake Mahogany present an elevated single-level lifestyle in our stunning Reflection Estate homes situated on Lake Side on Mahogany Lake. Selected carefully from the best-selling renowned Westman Village Community, you will discover THE BROOK, a home created for the most discerning buyer, offering a curated space to enjoy and appreciate the hand-selected luxury of a resort-style feeling while providing you a maintenance-free opportunity to lock and leave. Step into an expansive 1700+ builders sq ft stunning home overlooking Mahogany Lake featuring a thoughtfully designed open floor plan inviting an abundance of natural daylight with soaring 10-foot ceilings and oversized windows. The centralized living area, ideal for entertaining, offers a Built-in KitchenAid sleek stainless steel package with French Door Refrigerator and internal ice make and water dispenser, a 36-inch 5 burner gas cooktop, a dishwasher with a stainless steel interior, and a 30-inch wall oven with convection microwave; all nicely complimented by the Drizzle Elevated Color Palette. The elevated package includes 2 tone cabinets in the kitchen with oversized hardware in a chrome finish; glossy subway tile at the kitchen backsplash; hexagon mosaic wall tile detail at the bathrooms and a dark black feature tile at the ensuite shower; beautiful rectangular vessel sinks at the ensuite set off with a charcoal quartz countertop; shiny chrome interior door hardware with feature black plate throughout and a stylish modern light package in a chrome finish to match. All are highlighted with bright white Quartz countertops. You will enjoy two bedrooms on either side, nicely framed in the central living area, with the Primary Suite featuring a spacious 5-piece oasis-like ensuite with dual vanities, a large soaker tub, a stand-alone shower, and a generous walk-in closet. The Primary Suite and main living area step out to a 54ft terrace with a gorgeous view of the Lake and Pergola. Yours to soak in every single day. To complete the package, you have a sizeable foyer adjacent to the spacious laundry room and a double attached heated garage with a full-width driveway. Jayman's standard inclusions feature their trademark Core Performance, which includes Solar Panels, Built Green Canada Standard with an Energuide rating, UVC Ultraviolet light air purification system, high-efficiency heat pump for air conditioning, forced air fan coil hydronic heating system, active heat recovery ventilator, Navien-brand tankless hot water heater, triple pane windows and smart home technology solutions. Enjoy Calgary's largest lake, with 21 more acres of beach area than any other community. Enjoy swimming, canoeing, kayaking, pedal boating in the summer, skating, ice fishing, and hockey in the winter with 2 private beach clubs and a combined 84 acres of lake & beachfront to experience. Retail shops & professional services at Westman Village & Mahogany's Urban Village are just around the corner, waiting to be discovered.

Inclusions:

N/A

Property Listed By:

Jayman Realty Inc.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





