



THE
A-TEAM

**RE/MAX
FIRST**

149 MARINA Cove, Calgary T3M 3P4

MLS® #: **A2116902**

Area: **Mahogany**

Listing Date: **03/22/24**

List Price: **\$1,027,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,373

Year Built:

2022

Low Sqft:

Ttl Sqft:

1,373

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

58

Layout

Beds:

3 (1 2)

Baths:

2.5 (2 1)

Style:

Bungalow,Side by

Side

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Low Maintenance Landscape

Double Garage Attached,Enclosed,Garage Door Opener,Garage Faces Front

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

Composite Siding,See Remarks,Wood Frame

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Int Feat:

Built-In Oven,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Tankless Water Heater

Breakfast Bar,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Smart Home,Stone Counters,Tankless Hot Water,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`0" x 13`10"	Dining Room	Main	13`1" x 7`8"
Bedroom - Primary	Main	13`6" x 13`0"	Kitchen	Main	17`5" x 11`7"
5pc Ensuite bath	Main	10`3" x 9`3"	2pc Bathroom	Main	6`5" x 5`3"
Bedroom	Basement	9`2" x 8`11"	Bedroom	Basement	9`10" x 11`9"

Game Room Game Room	Basement Basement	15`2" x 13`3" 9`9" x 9`9"	3pc Bathroom Other Legal/Tax/Financial	Basement Basement	5`4" x 9`2" 13`2" x 9`0"
Condo Fee: \$394		Title: Fee Simple Fee Freq: Monthly		Zoning: M-C1	
Legal Desc:	2211383		Remarks		
Pub Rmks:	<p>* OPEN HOUSE ALERT - SATURDAY between 12:00 to 5:00 pm **Welcome to THE STREAMS of Lake Mahogany** A new standard in luxury living by Jayman. This picturesque enclave nestled within the community of Lake Mahogany boasts the tranquility of lake living while having an abundance of amenities at your fingertips. All of which are surrounded by parks & pathways with stunning architectural guidelines to elevate your lifestyle. Featuring West Coast & Urban Contemporary Design, you will discover the beautiful BENJAMIN all floor plan featuring a FULLY FINISHED Basement with an attractive exterior elevation. This gorgeous Bungalow will have you at Hello. As you enter, you seamlessly pass the mudroom & are welcomed into a stunning open kitchen area with a soaring 9ft main accented with QUARTZ countertops, sleek stainless steel appliances & lovely large centre island. Both the Great Room & Owner's Suite boast amazing site lines, with the Master including a "spa like" en suite showcasing dual vanities, standalone shower, oversized soaker tub & walk-in closet with laundry on the main floor for convenience. The FULLY FINISHED lower level showcases a huge REC ROOM with a LOUNGE AREA, TWO ADDITIONAL BEDROOMS, 2ND LAUNDRY, and a FULL BATHROOM! Also including your DOUBLE ATTACHED GARAGE - ideal for all of Alberta's weather! The Streams takes its inspiration from the surrounding natural environment. That natural environment has shaped and influenced the architectural style and landscape features within the community, reflecting the beauty of the Lake and its surroundings. All while incorporating the leading technology in smart home necessities, BuiltGreen Canada Standard requirements and cutting-edge home efficiencies such as solar panels, UV-C ultraviolet light air purification system, High efficiency furnace with Merv 13 filters, Active Heat Recovery Ventilator, Navien-brand tankless hot water heater, triple pane windows, dual-zone furnace and an electric vehicle charging rough in. ADDITIONAL FEATURES: electric fireplace in Great Room, A/C rough in, undermount kitchen sink, gas cooktop, LED under cabinet lighting, built-in KitchenAid appliance package, QUARTZ counters in kitchen and bathrooms, railing on staircase leading to lower level, bright owner's suite with large windows, open to below feature, and laundry room with convenient folding counter and one with a hanging rack. Discover an elevated experience where you can enjoy an attached garage while still appreciating a maintenance free, lock and leave lifestyle. Welcome home to the Streams of Lake Mahogany.</p>				
Inclusions: Property Listed By:	<p>N/A Jayman Realty Inc.</p>				

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







