



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**211 MARINA Cove, Calgary T3M 3P4**

MLS®#: **A2116911**

Area: **Mahogany**

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

List Price: **\$819,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half Duplex)**

City/Town:

**Calgary**

Year Built:

**2022**

Lot Information

Lot Sz Ar:

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,069**

Low Sqft:

Ttl Sqft:

**1,069**

DOM

**58**

Layout

Beds:

**1 (1 )**

Baths:

**1.5 (1 1)**

Style:

**Side by Side,Villa**

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: **Courtyard**

Construction:

**Cement Fiber Board,See Remarks,Wood Frame**

Flooring:

**Carpet,Vinyl**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Garage Control(s),Microwave,Range Hood,Refrigerator,Tankless Water Heater**

Int Feat:

**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

**Great Room**

**Main**

**12`0" x 12`0"**

**Bedroom - Primary**

**Main**

**10`8" x 15`5"**

**5pc Ensuite bath**

**Main**

**10`8" x 15`5"**

Room

Level

Dimensions

**Dining Room**

**Main**

**12`0" x 7`8"**

**Kitchen**

**Main**

**15`8" x 8`0"**

**2pc Bathroom**

**Main**

**6`8" x 5`3"**

Legal/Tax/Financial

Condo Fee:  
**\$323**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C1**

Legal Desc: **2211383**

Remarks

Pub Rmks: **\*\*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 boast 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 PARKER floor plan featuring a beautiful exterior elevation. This gorgeous Bungalow will have you at Hello. As you enter, you seamlessly are welcomed into a stunning open kitchen area with a soaring 9ft main accented with elegant white 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, large soaker tub, stand-alone shower & walk-in closet with laundry for ease of convenience. The unfinished lower level is awaiting your great design ideas and your DOUBLE ATTACHED GARAGE is perfect for all of Alberta's weather! ADDITIONAL FEATURES: Tunder elevated Colour palette, electric fireplace in the Great Room and Rough-in for A/C. The Streams takes its inspiration from the surrounding natural environment. It is that natural environment which 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. Save \$\$\$ Thousands: This home is eligible for the CMHC Pro Echo insurance rebate. Help your clients save money. CMHC Eco Plus offers a premium refund of 25% to borrowers who buy a climate-friendly housing using CMHC-insured financing. Click on the icon below to find out how much you can save! Discover an elevated experience where you can enjoy an attached garage while still appreciating a maintenance free, lock and leave lifestyle.**

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**











