

131 MARINE Drive, Calgary T3M 2S2

MLS® #: **A2121632** Area: **Mahogany** Listing Date: **04/15/24** List Price: **\$1,799,000**
 Status: **Active** County: **Calgary** Change: **-\$101k, 09-May** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2020**
 Lot Information
 Lot Sz Ar: **7,900 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,580**
 Low Sqft:
 Ttl Sqft: **1,580**

DOM

35
 Layout
 Beds: **3 (1 2)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**

Parking

Ttl Park: **5**
 Garage Sz: **3**

Access:

Lot Feat:

Back Yard,Beach,Corner Lot,Dog Run Fenced In,Lake,Low Maintenance Landscape,Landscaped,Underground Sprinklers,Paved,Private,Views,Waterfront

Park Feat:

Double Garage Attached,Heated Garage,Insulated,Oversized,Paved

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Dock,Dog Run,Private Yard**

Construction:
Composite Siding,Stone
 Flooring:
Carpet,Tile,Vinyl Plank
 Water Source:
 Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Storage,Walk-In Closet(s),Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	9`6" x 7`8"
Dining Room	Main	7`7" x 16`1"
Den	Main	9`6" x 9`3"
Walk-In Closet	Main	6`2" x 9`6"
Bedroom - Primary	Main	11`10" x 12`8"
Bedroom	Basement	11`2" x 13`8"
5pc Ensuite bath	Main	

Room	Level	Dimensions
Kitchen	Main	14`5" x 18`1"
Living Room	Main	12`7" x 16`0"
Laundry	Main	8`8" x 6`2"
Game Room	Basement	15`8" x 28`5"
Bedroom	Basement	11`2" x 13`8"
2pc Bathroom	Main	
4pc Bathroom	Basement	

Title:
Fee Simple
Legal Desc:

Zoning:
R-1s

1712255

Remarks

Pub Rmks:

The ultimate in luxurious living awaits in this **EXECUTIVE WALKOUT BUNGALOW** with a **PRIVATE DOCK AND BEACH** and a **WEST BACKYARD** with **PICTURESQUE LAKE AND MOUNTAIN VIEWS**. The thoughtfully designed floor plan on a **CORNER LOT** provides additional windows with lake views in all the important rooms plus soaring **10' CEILINGS**. A sun-soaked, **ENCLOSED FRONT OFFICE** provides privately tucked away workspace. Culinary exploration is inspired in the **HIGH-END KITCHEN** featuring an **LG appliance package**, a large centre island, full-height cabinets, a walk-in pantry for extra storage and clear sightlines throughout for outstanding connectivity and endless lake views. Designer lighting and lake views create a casually entertaining space in the adjacent dining room. Put your feet up and relax in the living room in front of the **ELECTRIC FIREPLACE** with an included **TV**. Patio sliders to the upper deck encourage a seamless indoor/outdoor lifestyle. Those tranquil lake views continue into the primary bedroom, a true owner's retreat thanks to the **LAVISH ENSUITE** boasting dual sinks, a free-standing tub, a stand-up shower and a large walk-in closet. Conveniently completing this level is a powder room and a laundry room with a handy utility sink. Glass railings and beautiful cascading lighting lead the way to the walkout basement. The grandeur is continued onto this level with **9' CEILINGS**, an open and airy floor plan and of course gorgeous lake views. An entertainer's dream this level has a perfect space for gathering over a card or board games with a **WET BAR** for easy drink and snack refills. Spend calmer nights in front of the **SECOND FIREPLACE** unwinding over engaging movie nights. Both additional bedrooms on this level are spacious and bright, sharing the stylish 4-piece bathroom. Loads of storage add to your convenience. Walk out to your **OUTDOOR PARADISE** with numerous ways to enjoy the great outdoors. Host barbeques on the upper deck, rejuvenating soaks in the included **HOT TUB** or unwinding on your **PRIVATE SANDY BEACH**. A **PRIVATE DOCK** lets you easily enjoy fishing, boating, swimming or ice skating right from your backyard! **LOW-MAINTENANCE SYNTHETIC GRASS, BUILT-IN IRRIGATION** and an enclosed **DOG RUN** mean less work for you. The kids will love that the trampoline is also included. The double attached garage is a car enthusiast's dream complete with tall ceilings, insulation, natural gas heat, an included **CAR LIFT** and a paved back lane. This impressive home with a backyard oasis is ideally located within an amenity-rich neighbourhood across the street from the Mahogany Beach Club and within walking distance to the wetland pathways, schools, several parks and every amenity.

Inclusions:
Property Listed By:

Garage heater, car lift, 4 x TV mounts, Living room TV, Basement fridge, Basement dishwasher, Trampoline, Hot tub, Pergola with shade sail.
eXp Realty

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













