



THE
A-TEAM

**RE/MAX
FIRST**

146 MARINA Landing, Calgary T3M 3J5

MLS® #: **A2125990**

Area: **Mahogany**

Listing Date: **04/24/24**

List Price: **\$1,333,500**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar: **4,962 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,061**
Low Sqft:
Ttl Sqft: **3,061**

DOM

25

Layout

Beds: **5 (4 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **6**
Garage Sz: **3**

Access:

Lot Feat:

Park Feat:

Back Yard

Concrete Driveway, Triple Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency, Forced Air, Natural Gas**
Sewer:
Ext Feat: **Lighting, Private Yard**

Construction: **Cement Fiber Board, Wood Frame**
Flooring: **Carpet, Ceramic Tile, Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Range, Range Hood, Refrigerator, Washer**
Int Feat: **Breakfast Bar, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`7" x 11`3"	Dining Room	Main	10`2" x 14`6"
Den	Main	8`6" x 13`10"	Bedroom - Primary	Upper	13`11" x 15`11"
Bedroom	Upper	11`11" x 12`3"	Bonus Room	Upper	14`1" x 18`7"
Bedroom	Basement	12`9" x 14`8"	2pc Bathroom	Main	0`0" x 0`0"
5pc Ensuite bath	Upper	0`0" x 0`0"	Kitchen	Main	8`11" x 14`8"
Living Room	Main	15`11" x 15`11"	Mud Room	Main	6`11" x 10`3"
Bedroom	Upper	11`11" x 12`3"	Bedroom	Upper	9`11" x 12`3"
Laundry	Upper	5`9" x 10`2"	Family Room	Basement	13`2" x 18`7"
4pc Bathroom	Upper	0`0" x 0`0"	4pc Ensuite bath	Basement	0`0" x 0`0"
Legal/Tax/Financial					

Title:	Zoning:			Remarks
Fee Simple	R-1			
Legal Desc:	2110567			
Pub Rmks:	<p>Welcome to 146 Marina Landing SE, the Boxwood model by Award-Winning Baywest Homes. This home is ideal for today's growing family, featuring a total of 5 bedrooms, 3.5 bathrooms, a large bonus room, a triple car garage, and full basement development. Highlights on the main floor include an open floor plan, gourmet island kitchen, butler's pantry, great room with a cozy gas fireplace, and a main floor office. Upstairs, the primary bedroom boasts a spa-like ensuite and an oversized walk-in closet. The remaining three bedrooms share a spacious bathroom with a dual vanity. Additionally, there is a large bonus room and convenient upper floor laundry. The lower level adds bedroom #5, a spacious rec room, another full bathroom, and plenty of storage. The front-drive triple garage is ideal for cold Alberta winters. You can have peace of mind knowing your home comes with a Certified New Home Warranty and the full Baywest Homes builder warranty. 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, Core Spin Club, Brightpath Child Care, a dentist, Essence Wellness, and much more.</p>			
Inclusions:	N/A			
Property Listed By:	RE/MAX First			

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







