



THE
A-TEAM

**RE/MAX
FIRST**

180 MARINA Cove #302, Calgary T3M 3P4

MLS®#: **A2148918**

Area: **Mahogany**

Listing Date: **07/12/24**

List Price: **\$1,994,900**

Status: **Active**

County: **Calgary**

Change: **-\$85k, 20-Sep**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,891**

Low Sqft:

Ttl Sqft: **1,891**

Lot Information

Lot Sz Ar:

Lot Shape:

Access:

Lot Feat:

Park Feat:

Double Garage Attached,Heated Garage,Insulated

DOM

270

Layout

Beds: **2 (2)**

Baths: **2.5 (2 1)**

Style: **Apartment**

Parking

Ttl Park: **4**

Garage Sz: **2**

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: **Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator**
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>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Great Room	Main	17`6" x 14`6"	Dining Room	Main	15`5" x 13`4"
Bedroom - Primary	Main	14`0" x 12`4"	Bedroom	Main	11`8" x 16`5"
5pc Ensuite bath	Main		3pc Bathroom	Main	
Office	Main	11`2" x 11`3"	2pc Bathroom	Main	0`0" x 0`0"
Laundry	Main	0`0" x 0`0"			

Legal/Tax/Financial

Condo Fee:
\$789

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

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 SPRINGS, 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 2000+ builders sq ft stunning home overlooking the gorgeous Mahogany Lake featuring a thoughtfully designed open floor plan inviting an abundance of natural daylight with soaring 12-foot ceilings and oversized windows. The centralized living area, ideal for entertaining, includes a KitchenAid counter depth French door refrigerator with internal water and ice, KitchenAid Dishwasher with stainless steel interior, KitchenAid 30" Built-in wall oven and microwave combo, Broan power pack built-in cabinet hood fan, KitchenAid 36" gas cooktop and a Silhouette Emmental 24" Bev. Center for your stylish coffee bar; all nicely complimented by the an Elevated Moonlight Color Palette. All are highlighted with stunning Quartz countertops. You will enjoy two beautiful bedrooms, a generous 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 35ftx17ft terrace with a lovely view of the stunning Lake. Yours to enjoy and soak in every single day. To complete the package, you have a sizeable office area adjacent to the spacious laundry room and powder room that opens up to another expansive 25ft terrace and a double attached heated garage with a full-width driveway. Custom additions to the home include under cabinet lighting in kitchen, A/C, folding counter in laundry room and more. 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:
Property Listed By: **N/A**
Jayman Realty Inc.

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







