



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**190 MARINA Cove #201, Calgary T3M 3P4**

MLS® #: **A2160106**      Area: **Mahogany**      Listing Date: **08/30/24**      List Price: **\$1,889,900**  
 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**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,934**  
 Low Sqft:  
 Ttl Sqft: **1,934**

DOM

**155**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat:  
 Park Feat:

**Double Garage Attached,Heated Garage,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony,BBQ gas line**

Construction: **Composite Siding,Stone,Wood Frame**  
 Flooring: **Hardwood,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Cooktop,Humidifier,Microwave,Oven-Built-In,Range Hood,Washer/Dryer**  
 Int Feat: **Breakfast Bar,Built-in Features,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Smart Home,Soaking Tub,Stone Counters,Storage,Tankless Hot Water,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>
<b>Living Room</b>	<b>Main</b>	<b>15`9" x 17`11"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`9" x 16`5"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`8" x 13`9"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`9" x 10`5"</b>
<b>5pc Ensuite bath</b>	<b>Main</b>		<b>3pc Bathroom</b>	<b>Main</b>	

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$789

Fee Simple  
Fee Freq:  
Monthly

DC

Legal Desc: 2211383

Remarks

Pub Rmks: **\*VERIFIED Jayman BUILT Show Home! \*Barrier-Friendly Unit\* The Streams of Lake Mahogany present an elevated single-level lifestyle in our stunning Reflection Estate homes 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 10-foot ceilings. 3' Wide door, including pocket doors with a spacious front entry and ample space between the kitchen island and perimeter cabinets, offering excellent accessibility throughout the home; the home will surely take your breath away! The centralized living area, ideal for entertaining, offers a KitchenAid Built-In Wall Oven/MV Combo, French door refrigerator and built-in icemaker, KitchenAid stainless steel dishwasher, Broan power pack built-in cabinet hood fan, KitchenAid 36" gas range top, all nicely complimented by an Elevated Color Palette. All are highlighted with stunning Quartz countertops. You will enjoy two beautiful bedrooms and a generous central living area, with the Primary Suite featuring a spacious 5-piece oasis-like ensuite with dual vanities, a large freestanding tub, a stand-alone curb-less 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. 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: N/A  
Property Listed By: Jayman Realty Inc.

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





