



THE
A-TEAM

**RE/MAX
FIRST**

336 MARINA Cove, Calgary T3M 3P4

MLS®#: **A2165859** Area: **Mahogany** Listing Date: **09/14/24** List Price: **\$859,900**
 Status: **Active** County: **Calgary** Change: **+\$10k, 16-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2022**

Finished Floor Area
 Abv Sqft: **1,081**
 Low Sqft:
 Ttl Sqft: **1,081**

DOM

5
Layout
 Beds: **3 (1 2)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow,Side by Side**

Lot Information
 Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:
 Lot Feat: **Backs on to Park/Green Space,Low Maintenance Landscape,See Remarks**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line,Courtyard,Fire Pit,Outdoor Kitchen**

Construction:
See Remarks
 Flooring:
Carpet,Tile,Vinyl Plank
 Water Source:
 Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Double Oven,Garage Control(s),Gas Range,Microwave Hood Fan,Washer/Dryer**
 Int Feat: **Chandelier,Double Vanity,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Smart Home,Storage,Tankless Hot Water,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	6`2" x 4`11"
Bedroom - Primary	Main	10`8" x 15`5"
Foyer	Main	9`6" x 6`0"
Living Room	Main	12`0" x 12`3"
4pc Bathroom	Basement	8`10" x 4`11"
Bedroom	Basement	12`10" x 10`1"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
5pc Ensuite bath	Main	10`8" x 9`11"
Dining Room	Main	12`0" x 7`9"
Kitchen	Main	12`0" x 15`5"
Den	Main	7`9" x 7`1"
Bedroom	Basement	8`11" x 13`10"
Game Room	Basement	12`9" x 21`11"

Condo Fee:
\$323

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **2211383**

Remarks

Pub Rmks: **Immerse yourself in the serene living of The Streams of Lake Mahogany with many communal areas to enjoy happy hours and morning coffees with friendly neighbours. These villas are some of the best in Calgary, featuring a large BBQ area fully equipped with heat lamps and tables for gathering, fire pits looking out onto the lake, and beautifully landscaped streams and waterfalls out your back door. This is the only unit for sale in the complex with a fully developed basement, upgraded kitchen including drawers, gas stove and double microwave/oven combo. There is ample room in the foyer with built in bench storage and large walk in closet creating a large, welcoming entrance. The primary bedroom is located on the main floor and includes a large 5 piece ensuite with double vanity, huge walk-in closet with a stacked washer/dryer for your laundry convenience. The kitchen has been upgraded from build with high end drawers, gas stove and double microwave/oven combo. The storage is ample in the kitchen, including a separate pantry area and cupboards in the beautiful quartz island. Flowing into the living room is a fantastic heat conducting fire place with many cool features, not limited to changing the colour of the flames! Additionally, the main floor has a den providing a dedicated space for computer work and home documents. The basement is fully finished with 2 great sized bedrooms, a full bathroom, large family room with a wet bar for when the night is young. There is ample storage in the basement as well as a rough in for additional washer and dryer if you so desire. Additional things to note about these homes is: Tankless Hot water, SMART home - comes with an Alexa, ring doorbell, Kasa Smart Lights, air purification system, central AC, solar panels to help with electricity costs, and duel zone furnace.**

Inclusions: **none**
Property Listed By: **eXp Realty**

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











