



THE
A-TEAM

**RE/MAX
FIRST**

211 MARINA Cove, Calgary T3M 3P4

MLS®#: **A2167526** Area: **Mahogany** Listing Date: **09/20/24** List Price: **\$896,900**
 Status: **Active** County: **Calgary** Change: **+\$67k, 25-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2022**
 Lot Information
 Lot Sz Ar:
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat:

Finished Floor Area
 Abv Sqft: **1,069**
 Low Sqft:
 Ttl Sqft: **1,069**

DOM

92
Layout
 Beds: **3 (1 2)**
 Baths: **2.5 (2 1)**
 Style: **Side by Side,Villa**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Low Maintenance Landscape
Double Garage Attached,Enclosed,Garage Door Opener,Garage Faces Front

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Cement Fiber Board,See Remarks,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Vinyl**
 Sewer: Water Source:
 Ext Feat: **Courtyard,Covered Courtyard,Fire Pit,Lighting,Outdoor Grill,Outdoor Kitchen,Rain Gutters** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Garage Control(s),Microwave,Range Hood,Refrigerator,Tankless Water Heater**
 Int Feat: **Breakfast Bar,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Smart Home,Stone Counters,Tankless Hot Water,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	12`0" x 12`0"	Dining Room	Main	12`0" x 7`8"
Bedroom - Primary	Main	10`8" x 15`5"	Kitchen	Main	15`8" x 8`0"
5pc Ensuite bath	Main	10`8" x 15`5"	2pc Bathroom	Main	6`8" x 5`3"
Bedroom	Basement	9`0" x 11`6"	Bedroom	Basement	10`6" x 10`2"
Game Room	Basement	22`9" x 19`0"	3pc Bathroom	Basement	

Legal/Tax/Financial

Condo Fee:
\$323

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **2211383**

Remarks

Pub Rmks: **** ALERT OPEN HOUSE - SAT 12:00 to 5:00 PM ** Welcome to THE STREAMS of Lake Mahogany. A new standard in luxury living by Jayman BUILT. This picturesque enclave nestled within the community of Lake Mahogany boasts the tranquility of lake living while having an abundance of amenities at your fingertips. All of which are surrounded by parks & pathways with stunning architectural guidelines to elevate your lifestyle. Featuring West Coast & Urban Contemporary Design, you will discover the beautiful PARKER floor plan with a beautiful exterior elevation. As you enter, you are seamlessly welcomed into a stunning open kitchen area with a soaring 9ft main accented with elegant white QUARTZ countertops, sleek stainless-steel appliances & lovely large center island. Both the Great Room & Principle's Suite boast unique site lines, with a "spa-like" en suite showcasing dual vanities, a large soaker tub, a stand-alone shower & walk-in closet with laundry for ease of convenience. The finished lower level is awaiting your fantastic design ideas, and your DOUBLE ATTACHED GARAGE is perfect for all of Alberta's weather! ADDITIONAL FEATURES: Purposely designed and professionally curated color palette by Jayman design, electric fireplace in the Great Room, and Rough-in for A/C. The Streams takes its inspiration from the surrounding natural environment. That natural environment has shaped and influenced the architectural style and landscape features within the community, reflecting the beauty of the Lake and its surroundings. All while incorporating the leading technology in smart home necessities, BuiltGreen Canada Standard requirements and cutting-edge home efficiencies such as solar panels, UV-C ultraviolet light air purification system, High-efficiency furnace with Merv 13 filter, Active Heat Recovery Ventilator, Navien tankless hot water heater, triple pane windows, dual-zone furnace and an electric vehicle charging rough in. Save \$\$\$ Thousands: This home is eligible for the CMHC Pro Echo insurance rebate. Discover an elevated experience where you can enjoy an attached garage while still appreciating a maintenance-free, lock-and-leave lifestyle.**

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







