



THE A-TEAM

RE/MAX FIRST

243 MARINA Grove, Calgary T3M3J4

MLS#: A2179361 Area: Mahogany Listing: 11/15/24 List Price: \$1,129,000
Status: Active County: Calgary Change: -\$20k, 17-Dec Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 2024
Finished Floor Area
Abv Sqft: 2,633
Low Sqft:
Ttl Sqft: 2,633
Lot Information
Lot Sz Ar: 4,592 sqft
Lot Shape:

DOM

68
Layout
Beds: 4 (4)
Baths: 2.5 (2 1)
Style: 2 Storey

Parking

Ttl Park: 4
Garage Sz: 2

Access:
Lot Feat: Back Yard,Interior Lot,Rectangular Lot
Park Feat: Triple Garage Attached

Utilities and Features

Roof: Asphalt Shingle
Heating: High Efficiency,Fireplace(s),Forced Air
Sewer:
Ext Feat: Balcony,BBQ gas line
Construction: Brick,Cement Fiber Board
Flooring: Carpet,Ceramic Tile,Hardwood
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer
Int Feat: Bathroom Rough-in,Double Vanity,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Soaking Tub,Storage,Walk-In Closet(s)

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists Dining Room, Office, Bedroom, Bonus Room, 2pc Bathroom, and 5pc Bathroom with their respective levels and dimensions.

Legal/Tax/Financial

Title: Zoning:

Fee Simple

Legal Desc:

R-CG

2210170

Remarks

Pub Rmks:

Welcome to 243 Marina Grove SE, the Rosebud model by Award-Winning Baywest Homes. A beautiful and spacious 4-bedroom home, designed for modern family living in the highly sought-after community of Mahogany. With its inviting open-concept layout, impressive design details, and exceptional functionality, this home offers the perfect combination of style and comfort. As you step inside, you'll be greeted by a bright and airy great room and dining area, ideal for both everyday living. The well-appointed kitchen is a true highlight, featuring a large central island, perfect for gathering with family and friends. High-end finishes include ceiling-height cabinetry with crown moulding, under-cabinet LED lighting, soft-close doors, and 2-drawer pullouts, adding convenience to your cooking space. A walk-through pantry leads to a mudroom that seamlessly connects to the kitchen—ensuring everything is within easy reach. The main floor also includes a spacious office, offering a quiet space to work from home or manage household tasks. Upstairs, you'll find a serene primary bedroom retreat, complete with a luxurious ensuite with 10mm glass shower and a massive walk-in closet. The upper level also features a bonus room, ideal for a media room or play area, as well as three additional bedrooms, a full bathroom, and a conveniently located laundry room. The attention to detail continues throughout the home, with features such as 8' interior passage doors, engineered hardwood flooring, and a gas fireplace in the living room for added warmth and ambiance. The home's exterior is equally impressive, showcasing a combination of hardy board and brick for a stylish and durable finish. A triple-attached front garage provides easy access throughout the year, ensuring your vehicles are protected in any season. This home truly offers everything you need to live comfortably, with ample space for your family to grow and thrive. 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, Brightpath Child Care and much more.

Inclusions:

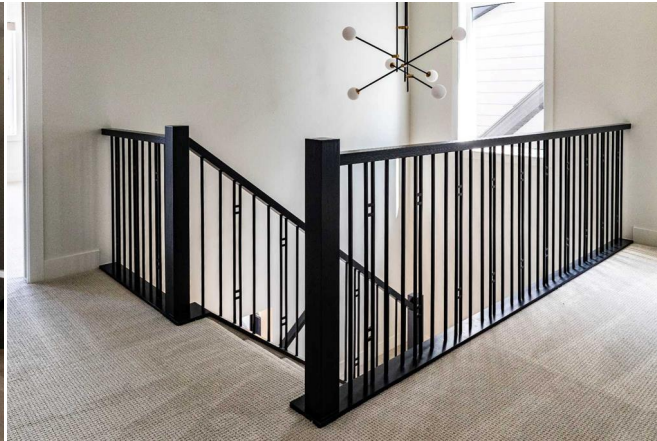
Property Listed By:

N/A

RE/MAX First

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

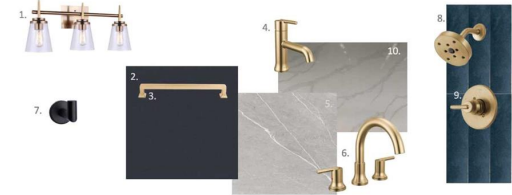




1.Dining Room Fixture 2.Kitchen Island Cabinetry Colour 3.Kitchen Perimeter Cabinetry Colour 4.Tile Backsplash
5.Sink 6.Faucet 7.Hardwood Flooring 8.Island Pendants 9.Cabinet Hardware 10.Quartz Countertop



ROSEBUD Spec Home
243 Marina Grove
Kitchen
September 2024



1.Vanity Lights 2.Vanity Cabinetry Colour 3.Cabinetry Hardware 4.Vanity Faucet 5.Tile Flooring
6.Roman Tub Filler 7.Bathroom Accessories 8.Feature Shower Wall Tile 9.Shower 10.Countertop



Spec Home
43 Marina Grove
Ensuite
September 2024

BAYWEST HOMES

Rosebud

2,433 SQ.FT. | TWO-STORY ESTATE HOME
4 BEDROOMS • 3.5 BATHROOMS

MOVE IN SPRING 2025
243 Marina Grove SE

Main Floor 1,807 SQ.FT.

Upper Floor 1,328 SQ.FT.



BAYWEST HOMES

SIGNATURE FEATURES

- A spacious 4-bedroom family home in the heart of Midland
- Bright, open-concept great rooms and dining rooms
- Spacious deck with central island, ideal for entertaining family and friends
- Walkways connect to a well-lit garage and the laneway
- Convenient main floor office
- Private backyard with covered terrace and covered walk-in closet
- Upper floor includes a bonus room, laundry, full bath and bathroom
- High-attached front garage for easy access to all services

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