

215 MARINA Grove, Calgary T3M3J4

MLS® #: **A2179506** Area: **Mahogany** Listing Date: **11/15/24** List Price: **\$1,299,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **5,059 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,709**
 Low Sqft:
 Ttl Sqft: **2,709**

DOM

6
Layout
 Beds: **5 (4 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **3**

Access:
 Lot Feat: **Back Yard**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**
 Construction: **Stone, Stucco, Wood Frame**
 Flooring: **Carpet, Ceramic Tile, Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Microwave, Range, Refrigerator**
 Int Feat: **Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Tray Ceiling(s), Walk-In Closet(s), Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	15`2" x 13`6"	Dining Room	Main	13`5" x 13`6"
2pc Bathroom	Main		5pc Ensuite bath	Upper	
4pc Bathroom	Upper		4pc Bathroom	Basement	
Den	Main	10`6" x 7`6"	Bedroom - Primary	Upper	13`6" x 12`2"

Bedroom Upper 11`4" x 11`2"
Bonus Room Upper 15`1" x 14`0"
Media Room Basement 14`7" x 12`4"
Flex Space Basement 14`4" x 8`7"

Bedroom Upper 11`2" x 11`1"
Bedroom Basement 11`8" x 11`4"
Game Room Basement 16`8" x 12`10"
Bedroom Upper 12`0" x 12`7"
 Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **2210170**

Zoning:
R-G

Remarks

Pub Rmks: **The Cadence by Calbridge Homes is a stunning new two-story residence featuring 5 bedrooms, 3.5 bathrooms, and a triple attached garage, offering a blend of luxury and functionality. The main floor showcases a chef-inspired kitchen with stainless steel appliances and an open-concept design that flows into the grand great room, which is highlighted by an open-to-above ceiling and a ceiling-height gas fireplace. The upper level includes a bonus room with boxed-up ceiling details, as well as a luxurious primary bedroom featuring the same elegant ceiling detail and an ensuite with dual vanities. The 851 sq.ft. developed lower level adds versatility with an additional bedroom, bathroom, media and games area, and a wet bar, perfect for entertaining. Photos may be representative.**

Inclusions: **N/A**
 Property Listed By: **Bode**

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













