



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**565 MARINE Drive, Calgary T3M 2Z6**

MLS®#: **A2184058**

Area: **Mahogany**

Listing Date: **12/19/24**

List Price: **\$699,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Calgary**

Abv Sqft:

**1,089**

Year Built:

**2021**

Low Sqft:

Lot Information

Ttl Sqft:

**1,089**

Lot Sz Ar:

**3,143 sqft**

Lot Shape:

DOM

**2**

Layout

Beds:

**2 (1 1 )**

Baths:

**2.5 (2 1)**

Style:

**Bungalow,Side by**

**Side**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Lane,City Lot,Gazebo,Low Maintenance Landscape,Landscaped,Paved,Private,Rectangular Lot  
Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Courtyard,Garden,Private Entrance,Private Yard**

Construction:

**Concrete,Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Tile,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Electric Range,Garage Control(s),Microwave,Refrigerator,Washer/Dryer,Water Purifier,Window Coverings**

Int Feat: **Closet Organizers,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`5" x 11`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`2" x 9`6"</b>
<b>Dining Room</b>	<b>Main</b>	<b>14`8" x 9`11"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`0" x 5`0"</b>
<b>Laundry</b>	<b>Main</b>	<b>6`4" x 5`6"</b>
<b>Office</b>	<b>Basement</b>	<b>15`0" x 6`10"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Basement</b>	<b>12`3" x 11`7"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`8" x 10`9"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>11`9" x 7`2"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>8`3" x 4`11"</b>
<b>Game Room</b>	<b>Basement</b>	<b>25`7" x 15`7"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>15`3" x 6`10"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-2M**

**1911153**

Remarks

Pub Rmks:

**Open House 2-4pm on Saturday Dec.21. Welcome to this luxury semi-detached bungalow in the lake community Mahogany. Enter inside being greeted by 9' ceiling, Northeast facing Living room with a brick finishing Gas Fireplace. The Luxury Vinyl Plank Flooring throughout the main floor, with carpet for the Primary Bedroom and tile for En-suite and Laundry room. The Kitchen features an expansive quartz center Island with breakfast bar, top-to-ceiling cabinets and stainless-steel Appliances. The Primary Bedroom is tucked in the back of the main floor. The 4-piece Spa-inspired Ensuite includes his and hers vanities with quartz countertops and a luxury glass shower, is connect to the walk-in closet. The Laundry is conveniently located next to the primary room, with access to the side entry to the fully Fenced private yard and garage. The layout seamlessly connects the Kitchen, Dining, and Living Areas into one open concept. It provides spacious space for family gathering and entertaining. Open rail stairs lead you to the finished lower-level, you'll find a large Entertainment Room along with one additional Bedroom, one Flex room (unfinished floor) and a 4-piece Bathroom. Besides the shelved storage room there is plenty of space in utility room for seasonal stuff. The Double Detached Garage (Paved back lane) can easily be accessed from the side door through the Backyard. It's finished with garden beds and a huge Wooden Patio with Gazebo. Front Yard is landscaped with low maintenance gravels. This residence perfectly blends comfort, convenient, relaxing, and luxury Lakefront living. Residents enjoy exclusive access to a private lake, recreational facilities, and scenic walking trails. With convenient proximity to Shopping, Dining, and Entertainment, this home provides the perfect balance of peace and accessibility. Imagine basking in the summer sun on the Sandy Beach only steps away from your urban home!**

Inclusions:  
Property Listed By:

**Gazebo in backyard  
Grand Realty**

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



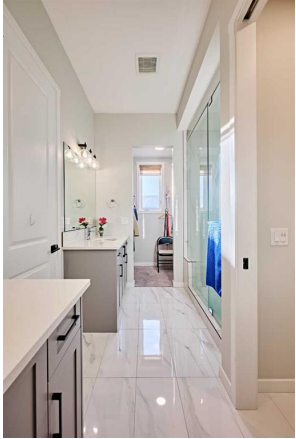




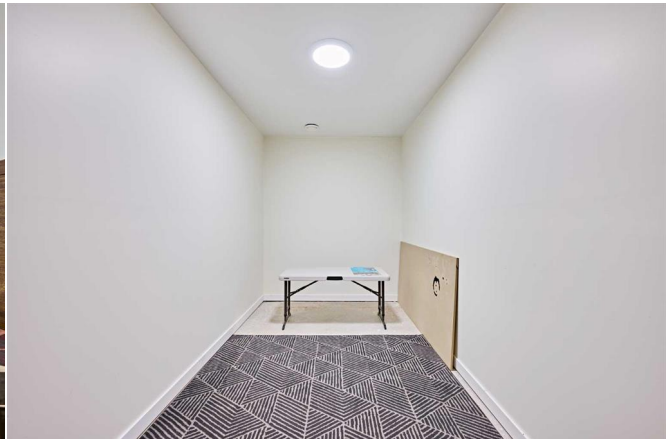
















Floor Plan- Main Floor- 565 Marine Dr SE

