



THE
A-TEAM

**RE/MAX
FIRST**

259 MARINA Grove, Calgary T3M 3J4

MLS®#: **A2190126** Area: **Mahogany** Listing Date: **01/25/25** 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: **2023**
Lot Information
 Lot Sz Ar: **4,596 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,807**
 Low Sqft:
 Ttl Sqft: **2,807**

DOM
8
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking
 Ttl Park: **3**
 Garage Sz: **3**

Access:
 Lot Feat: **Back Lane,Back Yard,Lawn,Garden,Landscaped,Level,Rectangular Lot,See Remarks**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Garden,Lighting,Private Entrance,Private Yard**

Construction: **Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Refrigerator,Washer,Window Coverings,Wine Refrigerator**
 Int Feat: **High Ceilings,Kitchen Island,Quartz Counters,See Remarks,Separate Entrance,Soaking Tub**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	10`9" x 5`9"	Mud Room	Main	15`2" x 6`8"
Kitchen	Main	20`3" x 10`4"	Living Room	Main	15`5" x 14`9"
Dining Room	Main	11`0" x 15`6"	2pc Bathroom	Main	4`11" x 5`3"
Office	Main	10`4" x 9`7"	Bedroom - Primary	Second	13`11" x 15`2"

Walk-In Closet	Second	7`10" x 10`2"	5pc Ensuite bath	Second	14`10" x 10`10"
Bedroom	Second	12`9" x 10`2"	Bedroom	Second	13`4" x 10`0"
Bedroom	Second	10`8" x 10`1"	Laundry	Second	8`8" x 5`0"
Bonus Room	Second	15`5" x 15`8"	5pc Bathroom	Second	10`9" x 6`5"

Legal/Tax/Financial

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

Zoning:
R-G

Remarks

Pub Rmks: **Welcome to this stunning home in the newest EXCLUSIVE PHASE of Mahogany with access to a SEMI-PRIVATE DOCK! Featuring over 2,800 of living space above grade, this 4-bedroom, 3.5-bath home built by Calbridge Homes in 2023 is located in the highly sought-after community of Mahogany and offers a plethora of Upgrades carefully designed by the current home owners. This home features a SEPARATE SIDE ENTRANCE to the basement! This is a property you truly need to see to believe. As you step inside, you are greeted by a grand entryway and OFFICE with beautiful sliding barn doors, perfect for working from home! The home flows effortlessly into an expansive open kitchen and living area, ideal for family gatherings and cozy evenings watching your favorite shows. The modern kitchen is the heart of the home and has elegant quartz countertops, a large island, stainless steel built-in appliances, UPGRADE KITCHEN AID gas stove, ensuring that every culinary adventure is a pleasure. The living room features an expansive CEILING that opens to the 2nd Level and boasts a one-of-a-kind feature wall above a beautiful fireplace. Stretching just off the kitchen, the large dining room invites you to step out onto the outdoor deck, featuring dura-deck flooring, where you can enjoy a FULLY FENCED and LANDSCAPED backyard, featuring a HOT-TUB and private garden, featuring numerous raised beds ready for spring planting. This outdoor space offers a perfect retreat for quiet relaxation and entertaining. Heading upstairs, you'll find a large BONUS ROOM that is perfect for game nights or movie marathons. The upper level also includes FOUR generously sized bedrooms, perfect for family or guests. The highlight of the upstairs is the primary suite, which features an enormous walk-in-closet and 5 piece ensuite. The ensuite bathroom is a true oasis, complete with a luxurious built-in bathtub, a tile shower, and a double sink vanities. Additionally, the spacious walk-in closet offers ample storage for all your needs. The basement was designed with future development in mind, featuring a convenient separate side entrance, 9ft ceiling height, future bathroom rough in, Laundry hookup, and Sunshine Windows, letting in plenty of light! The TRIPLE CAR GARAGE has room for all your vehicles and toys and has a built in gas-line for those new owners wanting to install a garage heater! The home features Upgrade Lighting throughout, including exterior Gemstone Lights, motorized blinds on the family room windows, a 3 Zone Furnace for each level of the home & poured concrete walkways on either side of the home. 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.**

Inclusions: **n/a**
 Property Listed By: **Rhinorealty**

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









