



THE
A-TEAM

**RE/MAX
FIRST**

304 MARINA Cove, Calgary T3M 3P4

MLS® #: **A2192861**

Area: **Mahogany**

Listing Date: **02/06/25**

List Price: **\$893,900**

Status: **Active**

County: **Calgary**

Change: **-\$31k, 16-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**
City/Town: **Calgary**
Year Built: **2021**

Finished Floor Area

Abv Sqft: **1,168**
Low Sqft:
Ttl Sqft: **1,168**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

74

Layout

Beds: **3 (1 2)**
Baths: **2.5 (2 1)**
Style: **Attached-Side by Side,Bungalow**

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Backs on to Park/Green Space,Creek/River/Stream/Pond,Fruit Trees/Shrub(s),Greenbelt,Interior Lot,Low Maintenance Landscape,Many Trees,Street Lighting,Underground Sprinklers,Views,Yard Lights Enclosed,Garage Door Opener,Garage Faces Front,Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Courtyard,Lighting,Rain Gutters**

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

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Tankless Water Heater,Washer/Dryer,Washer/Dryer Stacked,Window Coverings**

Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Smart Home,Soaking Tub,Storage,Tankless Hot Water,Vinyl Windows,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Great Room	Main	12`0" x 12`2"	Dining Room	Main	12`0" x 7`8"
Bedroom - Primary	Main	10`7" x 15`5"	Kitchen	Main	15`1" x 9`0"
5pc Ensuite bath	Main	9`4" x 9`10"	2pc Bathroom	Main	6`2" x 4`10"

Den	Main	7`7" x 7`0"	Game Room	Basement	12`9" x 31`7"
Bedroom	Basement	8`10" x 13`10"	Laundry	Main	10`7" x 6`3"
Foyer	Main	9`7" x 6`0"	Walk-In Closet	Basement	5`3" x 4`9"
Other	Basement	8`9" x 5`3"	Laundry	Basement	6`10" x 5`0"
4pc Bathroom	Basement	8`10" x 4`10"	Furnace/Utility Room	Basement	15`5" x 8`5"
Bedroom	Basement	10`8" x 10`1"			
Legal/Tax/Financial					
Condo Fee:		Title:		Zoning:	
\$322		Fee Simple		DC	
		Fee Freq:			
		Monthly			
Legal Desc:	2211383		Remarks		
Pub Rmks:	** Former Show home Alert - Award Winning Model ** Welcome to THE STREAMS of Lake Mahogany ** A new level in luxury living by Jayman. 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 FULLY FINISHED Sawyer floor plan with an attractive exterior design. This gorgeous Bungalow will have you at Hello. As you enter, you seamlessly pass the DEN & are welcomed into a stunning open kitchen area with a soaring 9ft main accented with QUARTZ countertops, sleek built-in upgraded stainless-steel appliances & lovely large center island. Both the Great Room & Owner's Suite boast amazing site lines, with the primary including 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. Stay warm with the great room fireplace with ceiling high tile surround. The FULLY FINISHED lower level features an expansive Rec Room, TWO ADDITIONAL BEDROOMS, a full bath, a wet bar, and another laundry room. Enjoy your ATTACHED GARAGE with an extended parking pad and a front and rear porch. Bonus: Gemstone eave lighting, gas BBQ line, and a custom rear porch awning have been installed, perfect for all Alberta weather conditions! The Streams takes its inspiration from the surrounding natural environment. It is that natural environment that 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 filters, Active Heat Recovery Ventilator, Navien-brand tankless hot water heater, triple pane windows, dual zone furnace and an electric vehicle charging rough in. Discover an elevated experience where you can enjoy an attached garage while appreciating a maintenance-free, lock-and-leave lifestyle.				
Inclusions:	Awning, Gemstones				
Property Listed By:	Jayman Realty Inc.				
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123					









