

224 MARINA Landing, Calgary T3M 3J6

MLS®#: **A2195502** Area: **Mahogany** Listing Date: **03/14/25** List Price: **\$1,459,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2021**
Lot Information
 Lot Sz Ar: **7,825 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,096**
 Low Sqft:
 Ttl Sqft: **3,096**

DOM

1
Layout
 Beds: **5 (4 1)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard,Cul-De-Sac,Landscaped,Lawn**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Stucco,Wood Frame**
 Heating: **Central** Flooring: **Carpet,Hardwood,Laminate,Tile**
 Sewer: Ext Feat: **Private Yard** Water Source: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Microwave,Range,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Double Vanity,Kitchen Island,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

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

Zoning: **R-G**

Remarks

Pub Rmks: **OPEN HOUSE Sun Mar 16, 3-5pm...Welcome to this stunning Calbridge-built Serenity 2 floor plan home, perfectly situated on a quiet cul-de-sac in the highly sought-**

after community of Mahogany. This thoughtfully designed 5-bedroom, 4.5-bathroom home offers an ideal blend of comfort, style, and functionality. Step inside to be greeted by a spacious foyer that leads into an inviting open floor plan, designed to maximize both space and natural light. The heart of the home is the beautifully crafted kitchen, equipped with high-end appliances including a Bertazzoni dual range (gas and electric), a Bosch fridge, a Sharp drawer microwave, and a Fisher & Paykel double drawer dishwasher. The kitchen also features plenty of counter space, a large island ideal for meal prep and entertaining, and a spacious pantry for all your storage needs. The kitchen seamlessly opens to the dining area and living room, both bathed in natural light thanks to large windows that overlook the backyard. The living room is anchored by a cozy fireplace, creating the perfect setting for relaxing evenings. Just off the dining area is a versatile den, ideal for a home office, playroom, or quiet reading space. The main floor also includes a 2-piece bathroom and engineered hardwood flooring throughout. Step outside to your south-facing deck — a wonderful spot for morning coffee or summer BBQs — and enjoy the fully fenced backyard with direct access to a walking path, providing a seamless connection to Mahogany's extensive trail system. Head upstairs to discover a spacious family room, offering vaulted ceilings, enhancing the home's overall sense of space. On this floor, discover a tranquil primary retreat, complete with a spacious walk-in closet and a beautifully designed 5-piece ensuite featuring a soaker tub, double vanity, and stunning tilework. This level also offers three additional bedrooms, one with its own 4-piece ensuite, perfect for guests or family members seeking extra privacy. A convenient 5-piece bathroom and laundry room complete this upper floor, adding to the home's practicality. The fully finished lower level is designed for entertaining and relaxation, featuring a large rec room, a bar area, and an additional bedroom along with a 4-piece bathroom. This versatile space is perfect for hosting gatherings, movie nights, or creating a home gym. Additional features include air conditioning, a garage heater, a radon mitigation system, and a spacious 3-car garage offering plenty of storage. Living in Mahogany means embracing a lifestyle rich in amenities and natural beauty. Enjoy exclusive access to the community's 63-acre lake, where you can swim, kayak, or relax on the sandy beaches. The nearby Mahogany Beach Club offers year-round recreation, while the vibrant Village Centre provides a variety of shops, restaurants, and services. With schools, parks, and scenic pathways all within reach, Mahogany offers an exceptional blend of convenience and outdoor enjoyment.

Inclusions:

Property Listed By:

Tankless Water Heater, Water Softener, Garage Heater, Radon Mitigation System, Mini Fridge, Backyard Irrigation System
RE/MAX Realty Professionals

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













