

\$1,275,000 - 252 Marina Grove Se, Calgary

MLS® #A2046235

\$1,275,000

6 Bedroom, 4.00 Bathroom, 2,947 sqft

Residential on 0.11 Acres

Mahogany, Calgary, Alberta

Here is an opportunity to own a brand new home in Mahogany by Award-Winning Builder Baywest Homes. Welcome to 252 Marina Grove, the Quince model. This home was designed for today's modern family. The main floor features generous, well-designed spaces to gather and entertain. The kitchen is a chef's dream with its oversized island with eating bar, custom hood fan over a gas cooktop, built-in oven, plus a butlers pantry. An open concept design from the kitchen, through the dining area and great room with cozy gas fireplace encourages interaction. Other main floor spaces include a family-sized mudroom and a private home office. On your way upstairs, you'll find a tech area with a built-in desk - a perfect retreat for homework. The upper floor has a large bonus room, a centrally located laundry room, plus 4 bedrooms. The primary bedroom boasts an incredible spa-inspired ensuite with oversized shower, soaker tub, and dual sinks. The remaining 3 bedrooms have access to a 4 piece bathroom that ideal for sharing. There is a massive triple car garage - perfect for those cold winter months. This home is early enough in the building process, that there is the opportunity to select your own interior finishings. You can have peace of mind knowing this home comes with a Certified New Home Warranty plus the builders warranty. 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 overlooking the lake for year-round activities, both indoors and out. Residents have access to a splash park, tennis courts, play equipment, a fishing pier and non-motorized marina, indoor and outdoor fitness equipment, barbeque pits, a hockey rink and more. Mahogany's Urban Village features an abundance of amenities. Enjoy trendy cafés, shops, casual restaurants and professional services such as Analog Coffee, Diner Deluxe, Brokin' Yolk, The Canadian Brewhouse, Core Spin Club, Brightpath Child Care, Dentist, Essence Wellness and so much more.

Built in 2024

Essential Information

MLS® #	A2046235
Price	\$1,275,000
Sold Price	\$1,224,999
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,947
Acres	0.11
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	252 Marina Grove Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3M 3J4

Amenities

Amenities None
Parking Spaces 6
Parking Triple Garage Attached

Interior

Interior Features Breakfast Bar, Double Vanit
Quartz Counters, Soaking Tu
Appliances Dishwasher, Gas Stove, Micr
Heating Forced Air, Natural Gas
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Gas, Great Room
Has Basement Yes
Basement Full, Unfinished

Exterior

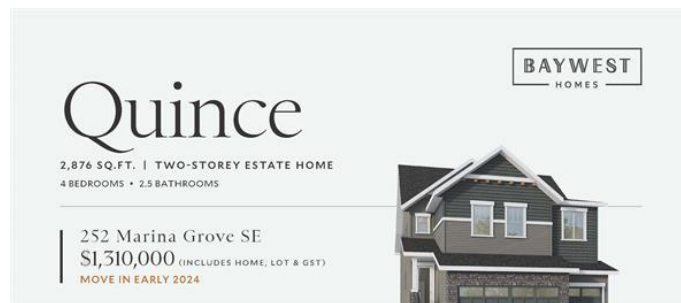
Exterior Features Private Yard
Lot Description Back Yard, City Lot
Roof Asphalt Shingle
Construction Cement Fiber Board, Stone, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed May 7th, 2023
Date Sold November 8th, 2023
Days on Market 185
Zoning R-1
HOA Fees 480.00
HOA Fees Freq. ANN

Listing Details

Listing Office CIR REALTY



Main Floor 1,229 SQ.FT.



Upper Floor 1,647 SQ.FT.



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