

\$742,900 - 252 Marina Cove Se, Calgary

MLS® #A2062369

\$742,900

2 Bedroom, 3.00 Bathroom, 1,164 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

****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 boast 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 featuring a beautiful 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 stainless-steel appliances & lovely large centre island. Both the Great Room & Owner's Suite boast amazing site lines, with the Master including a "spa like" en suite showcasing dual vanities, large soaker tub, stand-alone shower & walk-in closet with laundry for ease of convenience. The FULLY FINISHED lower level features an expansive Rec Room, ONE ADDITIONAL BEDROOM, full bath, wet bar and laundry room. Enjoy your SINGLE ATTACHED GARAGE with extended parking pad along with a front and rear porch, which is perfect for all of Alberta's weather! The Streams takes its inspiration from the surrounding natural environment. It is that natural environment which 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. Save \$\$\$\$ Thousands: This home is eligible for the CMHC Pro Echo insurance rebate. Help your clients save money. CMHC Eco Plus offers a premium refund of 25% to borrowers who buy a climate-friendly housing using CMHC-insured financing. Click on the icon below to find out how much you can save! Discover an elevated experience where you can enjoy an attached garage while still appreciating a maintenance free, lock and leave lifestyle.

Built in 2022

Essential Information

MLS® #	A2062369
Price	\$742,900
Sold Price	\$742,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,164
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	252 Marina Cove Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3P4

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Enclosed, Garage Door Opener, Garage Faces Front, Single Garage Attached

Interior

Interior Features	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Smart Home, Stone Counters, Tankless Hot Water, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Composite Siding, See Remarks, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 30th, 2023
Date Sold	November 3rd, 2023
Days on Market	126
Zoning	DC
HOA Fees	595.00
HOA Fees Freq.	ANN

Listing Details

Listing Office JAYMAN REALTY INC.

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