

\$1,350,000 - 351 Marina Grove Se, Calgary

MLS® #A2096122

\$1,350,000

5 Bedroom, 4.00 Bathroom, 3,051 sqft

Residential on 0.12 Acres

Mahogany, Calgary, Alberta

Welcome to 351 Marina Grove, the Boxwood model by Award-Winning Baywest Homes. This home is ideal for today's growing family. Featuring a total of 5 bedrooms, 3.5 bathrooms, large bonus room, triple car garage, plus full basement development. Main floor highlights include: open floor plan, gourmet island kitchen, butler's pantry, great room with cozy gas fireplace, main floor office. Upstairs, the primary bedroom includes spa-like ensuite and oversized walk-in closet. The remaining 3 bedrooms share a spacious bathroom with dual vanity. There is a large bonus room and convenient upper floor laundry. The lower level development adds bedroom #5, a spacious rec room, another full bathroom and plenty of storage. The front-drive triple garage is ideal for cold Alberta winters. You can have peace of mind knowing your home comes with a Certified New Home Warranty plus the full Baywest Homes builder 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 caf  s, shops, casual restaurants and



Main Floor 1,240 SQ. FT.



Upper Floor 1,734 SQ. FT.



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. As this home is currently at drywall stage of construction, the move in date is Spring 2024.

Built in 2024

Essential Information

MLS® #	A2096122
Price	\$1,350,000
Sold Price	\$1,316,334
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,051
Acres	0.12
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	351 Marina Grove Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3J6

Amenities

Amenities	Beach Access
Parking Spaces	6
Parking	Triple Garage Attached

Interior

Interior Features	Breakfast Bar, Double Vanity, Recessed Lighting, Soaking Tub
Appliances	Built-In Oven, Dishwasher, Gas Cooktop
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	December 1st, 2023
Date Sold	March 9th, 2024
Days on Market	99
Zoning	R-1
HOA Fees	480.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR REALTY
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Lower Level 813 SQ. FT.

SIGNATURE FEATURES

- Spacious front-drive triple garage
- Gourmet kitchen, ideal for entertaining
- Large mudroom with direct access to the pantry and kitchen
- Convenient main floor home office
- Great room features a cozy gas fireplace and a wall of windows
- Bright, open concept dining room connects to the rear deck
- Primary bedroom includes spa-inspired ensuite and oversized walk-in closet
- Upper floor includes 4 bedrooms, bonus room and laundry room
- Large upper floor main bath with separate tub and WC

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