

# \$1,269,900 - 321 Marina Grove Se, Calgary

MLS® #A2100526

**\$1,269,900**

5 Bedroom, 4.00 Bathroom, 3,114 sqft

Residential on 0.12 Acres

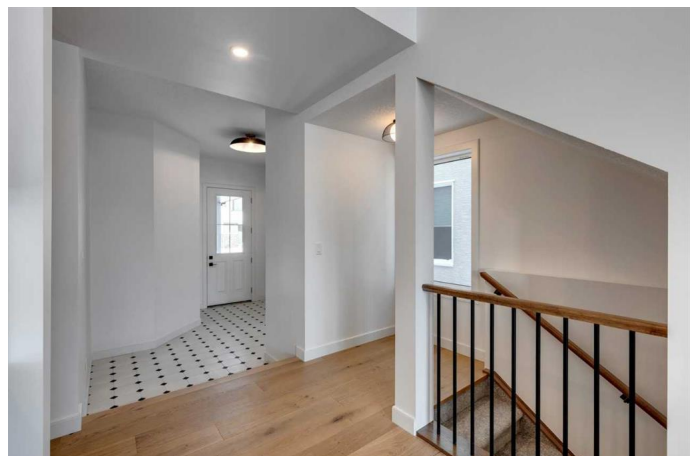
Mahogany, Calgary, Alberta

Welcome to The Callaghan, a masterpiece of modern living where luxury meets thoughtful design. This stunning residence spans 3,094 sq. ft., offering 5 bedrooms and 3.5 bathrooms. The bonus room impresses with boxed-up ceiling details, adding elegance to the living space. Enjoy the convenience of a 3-car garage and a main level den adaptable to your lifestyle. The open-to-above great room floods the space with natural light, creating an inviting atmosphere for gatherings. Retreat to the grand master ensuite for a spa-like experience after a long day. The lower level expands the living space with a fully developed 783 sq. ft., including an additional bedroom, bathroom, games area, and media area. The Callaghan seamlessly blends functionality and sophistication. With carefully crafted bedrooms and modern bathrooms, this home ensures comfort and privacy. The 3-car garage adds convenience, while the open-to-above great room creates a grand focal point.

Built in 2023

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2100526    |
| Price      | \$1,269,900 |
| Sold Price | \$1,269,900 |
| Bedrooms   | 5           |
| Bathrooms  | 4.00        |



|                |             |
|----------------|-------------|
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 3,114       |
| Acres          | 0.12        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 321 Marina Grove Se |
| Subdivision | Mahogany            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3M2B5              |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Triple Garage Attached |

### Interior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s) |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer                               |
| Heating           | Forced Air                                                                                                               |
| Cooling           | None                                                                                                                     |
| Fireplace         | Yes                                                                                                                      |
| # of Fireplaces   | 1                                                                                                                        |
| Fireplaces        | Gas                                                                                                                      |
| Has Basement      | Yes                                                                                                                      |
| Basement          | Finished, Full                                                                                                           |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | None                 |
| Lot Description   | Back Lane, Back Yard |
| Roof              | Asphalt Shingle      |

|              |                           |
|--------------|---------------------------|
| Construction | Stone, Stucco, Wood Frame |
| Foundation   | Poured Concrete           |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | January 9th, 2024 |
| Date Sold      | March 11th, 2024  |
| Days on Market | 62                |
| Zoning         | R-1               |
| HOA Fees       | 0.00              |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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