

\$1,037,900 - 149 Marina Cove Se, Calgary

MLS® #A2116902

\$1,037,900

3 Bedroom, 3.00 Bathroom, 1,373 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

****Welcome to THE STREAMS of Lake Mahogany**** A new standard in luxury living by Jayman. This picturesque enclave nestled within the community of Lake Mahogany boasts 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 BENJAMIN all floor plan featuring a FULLY FINISHED Basement with an attractive exterior elevation. This gorgeous Bungalow will have you at Hello. As you enter, you seamlessly pass the mudroom & 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, standalone shower, oversized soaker tub & walk-in closet with laundry on the main floor for convenience. The FULLY FINISHED lower level showcases a huge REC ROOM with a LOUNGE AREA, TWO ADDITIONAL BEDROOMS, 2ND LAUNDRY, and a FULL BATHROOM! Also including your DOUBLE ATTACHED GARAGE - ideal for all of Alberta's weather! The Streams takes its inspiration from the surrounding natural environment. That natural environment 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. ADDITIONAL FEATURES: electric fireplace in Great Room, A/C rough in, undermount kitchen sink, gas cooktop, LED under cabinet lighting, built-in KitchenAid appliance package, QUARTZ counters in kitchen and bathrooms, railing on staircase leading to lower level, bright owner's suite with large windows, open to below feature, and laundry room with convenient folding counter and one with a hanging rack. Discover an elevated experience where you can enjoy an attached garage while still appreciating a maintenance free, lock and leave lifestyle. Welcome home to the Streams of Lake Mahogany.

Built in 2022

Essential Information

MLS® #	A2116902
Price	\$1,037,900
Sold Price	\$1,027,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,373
Acres	0.00
Year Built	2022
Type	Residential

Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	149 Marina Cove Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3P4

Amenities

Amenities	Clubhouse, Park, Picnic Area, Playground
Parking Spaces	4
Parking	Double Garage Attached, Enclosed, Garage Door Opener, Garage Faces Front

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	Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Great Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Composite Siding, See Remarks, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 22nd, 2024
Date Sold	July 28th, 2024
Days on Market	128
Zoning	M-C1
HOA Fees	450.00
HOA Fees Freq.	ANN

Listing Details

Listing Office Jayman Realty Inc.

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