

\$1,294,900 - 302, 110 Marina Cove Se, Calgary

MLS® #A2117234

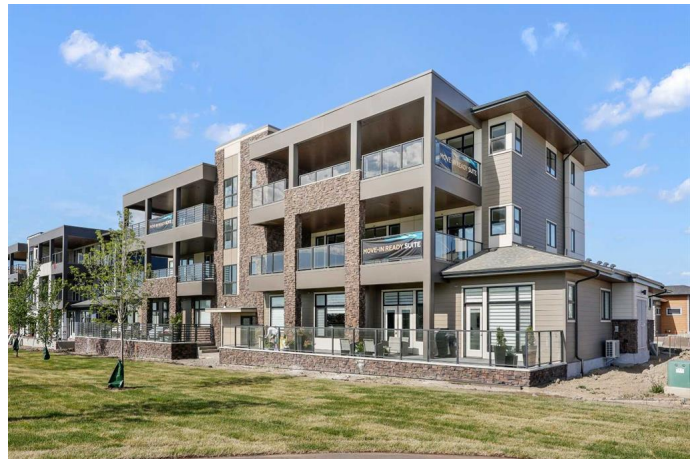
\$1,294,900

2 Bedroom, 2.00 Bathroom, 1,587 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

The Streams of Lake Mahogany present an elevated single-level lifestyle in our stunning Reflection Estate homes situated on Lake Side on Mahogany Lake. Selected carefully from the best-selling renowned Westman Village Community, you will discover THE CASCADE, a home created for the most discerning buyer, offering a curated space to enjoy and appreciate the hand-selected luxury of a resort-style feeling while providing you a maintenance-free opportunity to lock and leave. Step into an expansive 1700+ builders sq ft stunning home overlooking a gorgeous greenspace and adjacent to Mahogany Lake featuring a thoughtfully designed open floor plan inviting an abundance of natural daylight with soaring 10-foot ceilings and oversized windows. The centralized living area, ideal for entertaining, offers a Built-in KitchenAid sleek stainless steel package with French Door Refrigerator and internal ice maker and water dispenser, an gas cooktop, a dishwasher with a stainless steel interior, and a 30-inch wall oven with convection microwave; all nicely complimented by the an Elevated Aberdeen Color Palette, including beautiful textured tile and marble quartz counter top in the kitchen. Exquisite penny tile in the ensuite and a fun. modern lighting package creating a fresh yet classic feel. You will enjoy two beautiful bedrooms, a generous central living area, with the Primary Suite featuring a spacious 5-piece oasis-like ensuite with dual vanities, a large soaker tub, a stand-alone shower, and a



generous walk-in closet. The Primary Suite and main living area step out to a 39ftx15ft terrace with a lovely view of the greenspace. Yours to enjoy and soak in every single day. To complete the package, you have a sizeable office area adjacent to the spacious laundry room and a double attached heated garage with a full-width driveway. Custom additions to the home includes an undermount kitchen sink, under cabinet lighting, air conditioning, walk-in pantry and a 2nd terrace with access from the office and 2nd bedroom. Jayman's standard inclusions feature their trademark Core Performance, which includes Solar Panels, Built Green Canada Standard with an Energuide rating, UVC Ultraviolet light air purification system, high-efficiency heat pump for air conditioning, forced air fan coil hydronic heating system, active heat recovery ventilator, Navien-brand tankless hot water heater, triple pane windows and smart home technology solutions. Enjoy Calgary's largest lake, with 21 more acres of beach area than any other community. Enjoy swimming, canoeing, kayaking, pedal boating in the summer, skating, ice fishing, and hockey in the winter with 2 private beach clubs and a combined 84 acres of lake & beachfront to experience. Retail shops & professional services at Westman Village & Mahogany's Urban Village are just around the corner, waiting to be discovered.

Built in 2023

Essential Information

MLS® #	A2117234
Price	\$1,294,900
Sold Price	\$1,256,053
Bedrooms	2
Bathrooms	2.00
Full Baths	2

Square Footage	1,587
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	302, 110 Marina Cove Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3P4

Amenities

Amenities	Elevator(s), Picnic Area, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Insulated

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Smart Home, Soaking Tub, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Gas Cooktop, Humidifier, Microwave, Oven-Built-In, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Electric, Great Room
# of Stories	3
Basement	None

Exterior

Exterior Features	Built-in Barbecue, Courtyard, Fire Pit
Roof	Asphalt Shingle

Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 23rd, 2024
Date Sold	June 28th, 2024
Days on Market	97
Zoning	DC
HOA Fees	595.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Jayman Realty Inc.
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