

\$1,595,000 - 131 Marine Drive Se, Calgary

MLS® #A2137742

\$1,595,000

3 Bedroom, 3.00 Bathroom, 1,595 sqft

Residential on 0.18 Acres

Mahogany, Calgary, Alberta

Step into this breathtaking Mahogany Lake residence, an empty nesters haven awaiting your personal touch. Here, elegance meets practicality in a seamless fusion. The beautiful kitchen is equipped with an LG appliance package, a spacious centre island, and full-height cabinets, it's a culinary haven where you can effortlessly prepare meals while keeping an eye on the grandkids. With panoramic views of the picturesque Mahogany lake, every moment spent here is a delight. Adjacent to the kitchen, the dining room provides an elegant space for entertaining, perfectly complementing the open floor plan living area. After dinner, unwind in the cozy living room by the fireplace, or step through the patio sliding doors onto the upper deck, where indoor-outdoor living takes on new meaning against the backdrop of the serene lake. Retreat to the primary bedroom and enjoy the breathtaking lake views, then indulge in the luxurious ensuite, featuring dual sinks, a freestanding tub, a walk-in shower, and ample closet space. Completing this level is a practical laundry room, an office and a powder room, adding to the home's charm and functionality. Elegantly crafted glass railings and cascading lighting gracefully guide you to the walk-out basement, where 9-foot ceilings create a spacious and inviting atmosphere. This level is a true entertainer's haven, featuring a wet bar perfect for refilling drinks and snacks, as well as perfect space for friendly card games. Alternatively, gather the



grandkids for movie nights by the second fireplace, creating cherished memories in comfort. Completing this level are two additional bedrooms, ideal for guests, along with a shared bathroom for added convenience. Step outside to discover the wonders of the outdoor paradise, where you can host barbecues on the upper deck or relax on your own private sandy beach. With a private dock granting easy access to fishing, boating, swimming, or winter ice skating, the possibilities for outdoor enjoyment are endless. The double attached garage, boasts tall ceilings, insulation, natural gas heat, and even a car lift. This remarkable property offers not just a home, but a lifestyle of unparalleled comfort and enjoyment.

Built in 2020

Essential Information

MLS® #	A2137742
Price	\$1,595,000
Sold Price	\$1,575,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,595
Acres	0.18
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	131 Marine Drive Se
Subdivision	Mahogany
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3M 2S2

Amenities

Amenities	Beach Access, Boating, Clubhouse, Park, Picnic Area, Playground, Racquet Courts, Recreation Facilities
Parking Spaces	5
Parking	Double Garage Attached, Heated Garage, Insulated, Oversized, Paved
Is Waterfront	Yes
Waterfront	Lake Access, Lake Front, Waterfront

Interior

Interior Features	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Living Room, Recreation Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Dock, Dog Run, Private Yard
Lot Description	Back Lane, Back Yard, Beach, Close to Clubhouse, Corner Lot, Dog Run Fenced In, Lake, Low Maintenance Landscape, Landscaped, Underground Sprinklers, Paved, Private, Rectangular Lot, Views, Waterfront
Roof	Asphalt Shingle
Construction	Composite Siding, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	June 3rd, 2024
Date Sold	June 12th, 2024

Days on Market	8
Zoning	R-1S
HOA Fees	1060.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.