

\$559,900 - 111 Marine Drive Se, Calgary

MLS® #A2161154

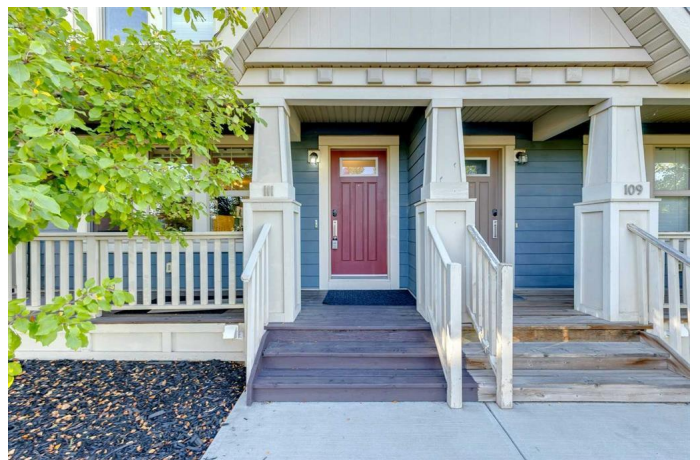
\$559,900

3 Bedroom, 3.00 Bathroom, 1,381 sqft

Residential on 0.08 Acres

Mahogany, Calgary, Alberta

OPEN HOUSE Cancelled. Welcome to this charming END UNIT air-conditioned townhome with NO CONDO FEES in the heart of Mahogany, Calgary's premier lake community. This home is perfectly situated, offering LAKE AND BEACH ACCESS just steps from your door, making every day feel like a retreat. As you arrive, a cozy front porch invites you to relax and enjoy the vibrant energy of the neighborhood. Step inside from the charming veranda to discover an open-concept floor plan that flows seamlessly from room to room. The bright living room welcomes you with an abundance of natural light, leading to a central kitchen that is a chef's dream. Here, you will find sleek stainless steel appliances, stone countertops, and ample counter space, all set within a modern design that is both functional and stylish. The adjoining dining area offers direct access to your own private, fenced oversized yard—perfect for outdoor entertaining and creating memories with family and friends. The main floor is finished with stylish laminate flooring, combining durability with elegance. Upstairs, plush carpeting leads you to a spacious primary bedroom, complete with a walk-in closet and a luxurious 3-piece ensuite bath. Two additional bedrooms and a 4-piece bath provide ample space for family or guests. The unfinished basement, which includes laundry facilities, awaits your personal touch, offering endless possibilities for customization to suit your lifestyle needs. Living in Mahogany



means embracing a lifestyle filled with year-round activities and amenities. You will enjoy exclusive access to the community’s stunning 63-acre lake, where you can swim, paddleboard, kayak, or simply relax on the sandy beaches. The expansive beach areas are perfect for family picnics, beach volleyball, or soaking up the sun. During the winter months, the lake transforms into a picturesque setting for skating and ice fishing. The impressive Mahogany clubhouse hosts a variety of events and activities, ensuring there is always something to do. In addition to the lake and beach, Mahogany offers scenic pathways, beautifully landscaped parks, and playgrounds that connect the community. With shopping, schools, and restaurants just moments away, you will have everything you need within reach. Whether you are exploring the vibrant local scene, enjoying a day at the beach, or taking advantage of the community’s many amenities, this home places you at the center of it all. Come and experience the unparalleled beauty and convenience of Mahogany living.

Built in 2014

Essential Information

MLS® #	A2161154
Price	\$559,900
Sold Price	\$582,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,381
Acres	0.08
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse

Style	2 Storey
Status	Sold

Community Information

Address	111 Marine Drive Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1V9

Amenities

Amenities	Beach Access, Clubhouse, Recreation Facilities
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Open Floorplan, Stone Counters, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Oven, Refrigerator, Stove(s), Washer, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Close to Clubhouse, Lawn
Roof	Asphalt Shingle
Construction	Composite Siding, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 6th, 2024
Date Sold	September 19th, 2024
Days on Market	13
Zoning	R-2M
HOA Fees	570.03

HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX Realty Professionals

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