

# \$893,900 - 304 Marina Cove Se, Calgary

MLS® #A2192861

**\$893,900**

3 Bedroom, 3.00 Bathroom, 1,169 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

**\*\* Former Show home Alert - Award Winning Model \*\*** Welcome to THE STREAMS of Lake Mahogany **\*\*** A new level 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 FULLY FINISHED Sawyer floor plan with an attractive exterior design. This gorgeous Bungalow will have you at Hello. As you enter, you seamlessly pass the DEN & are welcomed into a stunning open kitchen area with a soaring 9ft main accented with QUARTZ countertops, sleek built-in upgraded stainless-steel appliances & lovely large center island. Both the Great Room & Owner's Suite boast amazing site lines, with the primary including a "spa-like" en suite showcasing dual vanities, a large soaker tub, a stand-alone shower & walk-in closet with laundry for ease of convenience. Stay warm with the great room fireplace with ceiling high tile surround. The FULLY FINISHED lower level features an expansive Rec Room, TWO ADDITIONAL BEDROOMS, a full bath, a wet bar, and another laundry room. Enjoy your ATTACHED GARAGE with an extended parking pad and a front and rear porch. Bonus: Gemstone eave lighting, gas BBQ line, and a custom rear



porch awning have been installed, perfect for all Alberta weather conditions! The Streams takes its inspiration from the surrounding natural environment. It is that natural environment that 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. Discover an elevated experience where you can enjoy an attached garage while appreciating a maintenance-free, lock-and-leave lifestyle.

Built in 2021

**Essential Information**

MLS® #	A2192861
Price	\$893,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,169
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

**Community Information**

Address	304 Marina Cove Se
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Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3P4

### **Amenities**

Amenities	Parking, Trash, Visitor Parking, Gazebo, Picnic Area, Park, Recreation Facilities, Snow Removal
Parking Spaces	2
Parking	Garage Door Opener, Garage Faces Front, Enclosed, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Vinyl Windows, Smart Home, Tankless Hot Water
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Gas Cooktop, Tankless Water Heater, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Family Room, Tile
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Courtyard, Lighting, Rain Gutters
Lot Description	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Interior Lot, Low Maintenance Landscape, Many Trees, Street Lighting, Yard Lights, Creek/River/Stream/Pond, Greenbelt, Underground Sprinklers, Views
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	February 6th, 2025
Days on Market	68
Zoning	DC
HOA Fees	449
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Jayman Realty Inc.
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