

# \$1,049,900 - 243 Marina Grove Se, Calgary

MLS® #A2179361

**\$1,049,900**

4 Bedroom, 3.00 Bathroom, 2,633 sqft

Residential on 0.11 Acres

Mahogany, Calgary, Alberta

Welcome to 243 Marina Grove SE, the Rosebud model by Award-Winning Baywest Homes. A beautiful and spacious 4-bedroom home, designed for modern family living in the highly sought-after community of Mahogany. With its inviting open-concept layout, impressive design details, and exceptional functionality, this home offers the perfect combination of style and comfort. As you step inside, you'll be greeted by a bright and airy great room and dining area, ideal for both everyday living. The well-appointed kitchen is a true highlight, featuring a large central island, perfect for gathering with family and friends. High-end finishes include ceiling-height cabinetry with crown moulding, under-cabinet LED lighting, soft-close doors, and 2-drawer pullouts, adding convenience to your cooking space. A walk-through pantry leads to a mudroom that seamlessly connects to the kitchen—ensuring everything is within easy reach. The main floor also includes a spacious office, offering a quiet space to work from home or manage household tasks. Upstairs, you'll find a serene primary bedroom retreat, complete with a luxurious ensuite with 10mm glass shower and a massive walk-in closet. The upper level also features a bonus room, ideal for a media room or play area, as well as three additional bedrooms, a full bathroom, and a conveniently located laundry room. The attention to detail continues throughout the home, with features such as 8 interior passage doors,



engineered hardwood flooring, and a gas fireplace in the living room for added warmth and ambiance. The home's exterior is equally impressive, showcasing a combination of hardy board and brick for a stylish and durable finish. A triple-attached front garage provides easy access throughout the year, ensuring your vehicles are protected in any season. This home truly offers everything you need to live comfortably, with ample space for your family to grow and thrive. Living in Mahogany, you'll enjoy the ultimate in four-season lake living. This highly sought-after community features more than 20 acres of private, sandy beachfront, and the Mahogany Beach Club overlooks the lake, offering year-round activities both indoors and out. Residents have access to a splash park, tennis courts, play equipment, a fishing pier, a non-motorized marina, indoor and outdoor fitness equipment, barbecue pits, a hockey rink, and more. Mahogany's Urban Village boasts an abundance of amenities, including trendy cafés, shops, casual restaurants, and professional services such as Analog Coffee, Diner Deluxe, Brokin' Yolk, The Canadian Brewhouse, Brightpath Child Care and much more.

Built in 2024

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2179361    |
| Price          | \$1,049,900 |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,633       |
| Acres          | 0.11        |
| Year Built     | 2024        |

|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | 2 Storey    |
| Status   | Active      |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 243 Marina Grove Se |
| Subdivision | Mahogany            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3M3J4              |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Beach Access, Boating, Clubhouse, Community Gardens, Dog Park, Dry Dock, Picnic Area, Playground, Park |
| Parking Spaces | 4  |
| Parking        | Triple Garage Attached   |
| # of Garages   | 2  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Bathroom Rough-in, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Range Hood, Washer  |
| Heating           | Forced Air, Fireplace(s), High Efficiency   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Great Room   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, BBQ gas line                    |
| Lot Description   | Back Yard, Interior Lot, Rectangular Lot |
| Roof              | Asphalt Shingle                          |
| Construction      | Brick, Cement Fiber Board                |

Foundation            Poured Concrete

### **Additional Information**

Date Listed            November 15th, 2024

Days on Market        155

Zoning                 R-CG

HOA Fees              845

HOA Fees Freq.       ANN

### **Listing Details**

Listing Office           RE/MAX First

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