

\$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

**** Open House this Saturday - May 3rd 1:00 to 4:00 pm **** 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	Bungalow, Side by Side
Status	Active

Community Information

Address	304 Marina Cove Se
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	Single Garage Attached, Enclosed, Garage Door Opener, Garage Faces Front
# of Garages	1

Interior

Interior Features	Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Closet Organizers, Double Vanity, Pantry, Smart Home, Tankless Hot Water, Wet Bar
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Gas Cooktop, Microwave, Refrigerator, Washer/Dryer, Washer/Dryer Stacked, Window Coverings, Garage Control(s), Range Hood, Tankless Water Heater
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	Street Lighting, Backs on to Park/Green Space, Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Greenbelt, Interior Lot, Low Maintenance Landscape, Many Trees, Underground Sprinklers, Views, Yard Lights
Roof	Asphalt Shingle
Construction	Stone, Wood Frame, Composite Siding

Foundation Poured Concrete

Additional Information

Date Listed February 6th, 2025
Days on Market 83
Zoning DC
HOA Fees 449
HOA Fees Freq. ANN

Listing Details

Listing Office Jayman Realty Inc.

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