

\$699,900 - 623 Marine Drive Se, Calgary

MLS® #A2225322

\$699,900

3 Bedroom, 3.00 Bathroom, 970 sqft

Residential on 0.05 Acres

Mahogany, Calgary, Alberta

Experience luxurious living just **FOUR HOMES AWAY FROM THE LAKE ENTRANCE** in this beautifully designed **EXECUTIVE BUNGALOW VILLA** offering over 1,800sqft of meticulously developed space - without the burden of condo fees and restrictions. Situated directly across from the coveted Mahogany Lake, this **CUSTOM-CURATED** and **HEAVILY UPGRADED** home presents a rare opportunity for upscale, low-maintenance living. Upon entry, a spacious foyer with 8ft door welcomes you, accented by **WIDE-PLANK LUXURY VINYL** flooring that flows throughout the home. The open-concept main floor boasts 9ft ceilings and is anchored by a **CHEF-INSPIRED** kitchen featuring **QUARTZ** countertops, **TWO-TONE SOFT-CLOSE** cabinetry (including a built-in garbage and recycling center), stylish backsplash, and **HIGH-END** appliances including a **GAS STOVE**. The extended island offers additional cabinetry and storage, making it ideal for entertaining or family gatherings. The adjacent living and dining areas are flooded with **NATURAL LIGHT** from the oversized **TRIPLE-PANE WINDOWS**, and further enhanced by **UPGRADED WINDOW COVERINGS** and elegant **CUSTOM LIGHT FIXTURES**. The master bedroom comfortably accommodates a king-size bed and furnishings, and is complemented by a **SPA-LIKE ENSUITE** featuring a **DOUBLE VANITY**, a fully tiled shower with bench seating, and a spacious **WALK-IN CLOSET**.



Additional main-floor highlights include electronic blinds on the back door, dual coat closets, and a separate storage closet with an outlet for an extra fridge or freezer. The lower level, professionally finished by Baywest Homes to match the main floor's high standards offers a large family room, two generously sized bedrooms each with WALK-IN CLOSETS, and a full bathroom with a DOUBLE VANITY. There's also a dedicated laundry room with a utility sink and extra storage for added convenience. Outside, enjoy the sun-drenched, SOUTHWEST-FACING backyard oasis with low-maintenance landscaping that leads to a DOUBLE DETACHED GARAGE, which is Wi-Fi enabled for remote access and a paved alley.

Additional features include a Nest thermostat with dual-zone climate control, CENTRAL AIR CONDITIONING, and a heat strip in the front eaves to prevent ice build-up on the steps. Built by the award-winning luxury home builder Baywest Homes, known for their excellence with over 125 industry accolades, this villa exemplifies craftsmanship and premium finishes. Located in Mahogany, Calgary's premier four-season lake community, residents enjoy access to 74 acres of wetlands, 22 km of walking and biking paths, 30 parks and playgrounds, a 63-acre freshwater lake, schools, public transit, and a vibrant village market. This is DELUXE VACATION-STYLE LIVING - perfectly at home in one of the city's most prestigious neighbourhoods.

Built in 2022

Essential Information

| | |
|-----------|-----------|
| MLS® # | A2225322 |
| Price | \$699,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |

| | |
|----------------|---------------|
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 970 |
| Acres | 0.05 |
| Year Built | 2022 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | Villa |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 623 Marine Drive Se |
| Subdivision | Mahogany |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3M 2Z6 |

Amenities

| | |
|----------------|--|
| Amenities | Clubhouse, Park, Party Room, Picnic Area, Playground, Recreation Facilities, Beach Access, Boating |
| Parking Spaces | 2 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Garden, Private Entrance, Private Yard, Basketball Court, Playground, Tennis Court(s) |
| Lot Description | Back Lane, Back Yard, Close to Clubhouse, Landscaped, Low |

| | |
|--------------|--|
| | Maintenance Landscape, Rectangular Lot, Views, Beach |
| Roof | Asphalt Shingle |
| Construction | Composite Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 29th, 2025 |
| Days on Market | 18 |
| Zoning | R-2M |
| HOA Fees | 582 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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