$1,104,900 - 101, 120 Marina Cove Se, Calgary

MLS® #A2236006

$1,104,900
2 Bedroom, 2.00 Bathroom, 1,614 sqft
Residential on 0.00 Acres

Mahogany, Calgary, Alberta

BRAND NEW HOME ALERT Great news for eligible First-Time Home Buyers â€“ NO GST payable on this home! The Government of Canada is offering GST relief to help you get into your first home. Save $$$$$ in tax savings on your new home purchase. Eligibility restrictions apply. For more details, visit a Jayman show home or discuss with your friendly REALTORÂ®. The Streams of Lake Mahogany present an elevated single-level lifestyle in our stunning Reflection Estate homes situated on Lake Side on Mahogany Lake. Selected carefully from the best-selling renowned Westman Village Community, you will discover THE BROOK, a home created for the most discerning buyer, offering a curated space to enjoy and appreciate the hand-selected luxury of a resort-style feeling while providing you a maintenance-free opportunity to lock and leave. Step into an expansive 1700+ builders sq ft stunning home with 10-foot ceiling heights with greenspace views featuring a thoughtfully designed open floor plan, inviting an abundance of natural daylight with soaring 10-foot ceilings and oversized windows. The centralized living area, ideal for entertaining, offers a Built-in KitchenAid sleek stainless steel package with French Door Refrigerator and internal ice make and water dispenser, a 36-inch 5 burner gas cooktop, a dishwasher with a stainless steel interior, and a 30-inch wall oven with convection microwave; all nicely complimented by the Charcoal Elevated Color Palette. The

elevated package includes rich tone cabinets in the kitchen with oversized hardware; glossy subway tile at the kitchen backsplash; soft close cabinetry with 36" uppers, angled front hood fan shroud, sil granite undermount sink, upgraded pantry, under cabinet lighting and a stylish modern light package in a beautiful finish to match. All are highlighted with bright white Quartz countertops. You will enjoy two bedrooms on either side, nicely framing in the central living area, with the Primary Suite featuring a spacious 5-piece oasis-like ensuite with dual vanities, a large soaker tub, a stand-alone shower, and a generous walk-in closet with built-ins. The Primary Suite and main living area step out to a 54ft terrace with beautiful views. Yours to soak in every single day. To complete the package, you have a sizeable foyer, and the spacious laundry room is adjacent to the entry of your private double-attached heated garage with a full-width driveway. Jayman's standard inclusions feature their trademark Core Performance, which includes Solar Panels, Built Green Canada Standard with an Energuide rating, UVC Ultraviolet light air purification system, high-efficiency heat pump for air conditioning, forced air fan coil hydronic heating system, active heat recovery ventilator, Navien-brand tankless hot water heater, triple pane windows and smart home technology solutions. Enjoy Calgaryâ€™s largest lake, with 21 more acres of beach area than any other community.

Built in 2023

Essential Information

MLS® #	A2236006
Price	$1,104,900
Bedrooms	2
Bathrooms	2.00

Full Baths	2
Square Footage	1,614
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	101, 120 Marina Cove Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3P4

Amenities

Amenities	Elevator(s), Visitor Parking, Picnic Area
Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Insulated
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Closet Organizers, Stone Counters, Vinyl Windows, Low Flow Plumbing Fixtures, Smart Home
Appliances	Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Oven-Built-In, Gas Cooktop
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Electric, Great Room
# of Stories	3
Basement	None

Exterior

Exterior Features	Courtyard, Fire Pit, Built-in Barbecue
Roof	Asphalt Shingle
Construction	Stone, Wood Frame, Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 1st, 2025
Days on Market	60
Zoning	DC
HOA Fees	595
HOA Fees Freq.	ANN

Listing Details

Listing Office	Jayman Realty Inc.

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