

# \$1,403,900 - 201, 130 Marina Cove Se, Calgary

MLS® #A2268430

**\$1,403,900**

2 Bedroom, 2.00 Bathroom, 1,644 sqft

Single Family

Mahogany, Calgary, Alberta

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 CASCADE, 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 overlooking a gorgeous greenspace adjacent to Mahogany Lake 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 ULTRA JennAir appliance package with French Door Refrigerator and internal ice maker and water dispenser, a 36" gas cooktop, a dishwasher with a stainless steel interior, and a 30-inch wall oven with microwave; all nicely complimented by the an Elevated Luxe Noir Color Palette. All are highlighted with stunning Quartz countertops. You will enjoy two beautiful bedrooms, a generous 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. The Primary Suite and main living area step out to a 39ftx15ft terrace with a lovely view of the



greenspace. Yours to enjoy and soak in every single day. To complete the package, you have a sizeable office area adjacent to the spacious laundry room and a double attached heated garage with a full-width driveway. Custom additions to this home include under cabinet lighting, upgraded Moen black plumbing fixture package, air conditioning, convenient laundry room with folding table, stunning electric fireplace and expansive covered terrace with access from the Living Room, Dining Room and Owners Suite. Upgraded built-in cabinet package with spice tray, utensil tray and recycling pull-out bins. Upgraded with a coffee bar. 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 Calgary's largest lake, with 21 more acres of beach area than any other community. (id:6289)

Built in 2023

Essential Information

|                |                    |
|----------------|--------------------|
| Listing #      | A2268430           |
| Price          | \$1,403,900        |
| Bedrooms       | 2                  |
| Bathrooms      | 2.00               |
| Square Footage | 1,644              |
| Year Built     | 2023               |
| Type           | Single Family      |
| Sub-Type       | Condominium/Strata |

Community Information

|         |                         |
|---------|-------------------------|
| Address | 201, 130 Marina Cove Se |
|---------|-------------------------|

|             |          |
|-------------|----------|
| Subdivision | Mahogany |
| City        | Calgary  |
| Province    | Alberta  |
| Postal Code | T3M3P4   |

### Amenities

|                |                                                                      |
|----------------|----------------------------------------------------------------------|
| Amenities      | Park, Playground, Recreation Nearby, Schools, Shopping, Water Nearby |
| Features       | PVC window, Closet Organizers, No Smoking Home, Parking              |
| Parking Spaces | 4                                                                    |
| Parking        | Attached Garage, Garage, Heated Garage                               |
| # of Garages   | 3                                                                    |

### Interior

|                 |                                                                                        |
|-----------------|----------------------------------------------------------------------------------------|
| Appliances      | Refrigerator, Cooktop - Gas, Dishwasher, Oven, Microwave, Hood Fan, Garage door opener |
| Heating         | Natural gas Forced air                                                                 |
| Cooling         | Central air conditioning                                                               |
| Fireplace       | Yes                                                                                    |
| # of Fireplaces | 1                                                                                      |
| # of Stories    | 3                                                                                      |

### Exterior

|              |                         |
|--------------|-------------------------|
| Exterior     | Composite Siding, Stone |
| Construction | Wood frame              |
| Foundation   | Poured Concrete         |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Jayman Realty Inc. |
|----------------|--------------------|



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