



GRASSROOTS
REALTY GROUP

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23 Marine Drive SE
Calgary, Alberta

MLS # A2220084



\$589,900

Division:	Mahogany		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,459 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Close to Clubhouse, Front Yard, Low Maintenance La		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Cement Fiber Board
Foundation:	Poured Concrete
Features:	Granite Counters, Kitchen Island, Sump Pump(s), Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-2M
Utilities:	-

Inclusions: N/A

Live the ultimate lake lifestyle in this spacious, upgraded, move-in ready end unit townhome in Mahogany—one of Calgary's most sought-after communities. With 4 bedrooms, 4 bathrooms, it's one of the largest townhomes in the area—ideal for families or anyone needing extra room. Highlights include central A/C, a double garage, fully finished basement, extra-wide lot with a fully fenced yard, and low-maintenance Hardie board exterior. Inside, enjoy fresh paint, champagne gold hardware, granite counters, a large island, and a new stainless steel fridge. The upper level offers a generous primary suite that easily fits a king bed with room to spare, along with walk in closet and a private ensuite. Two more bedrooms, office and a full bath complete the level. Steps from schools, parks, and walking paths, this home is perfectly placed to enjoy everything Mahogany has to offer. The 64-acre lake—the largest in the city—features three beaches, year-round recreation, and over 265 acres of green space. A scenic 10-minute stroll along the lake leads to Westman Village, where you'll find restaurants, cafés, fitness studios, and boutique shops. This is lake living at its best—book your private showing today!