



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

573 Marine Drive SE
Calgary, Alberta

MLS # A2233298



\$847,700

Division:	Mahogany		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,211 sq.ft.	Age:	2020 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Close to Clubhouse, Corner Lot, Landscaped, Street Lighting		

Heating:	Central, Fireplace(s)	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: TV mounts

Open House - Saturday June 28, 2:00-4:00 - Welcome to this beautifully appointed Section 23 bungalow villa paired home on a desirable corner lot in the heart of Mahogany, one of Calgary's most sought-after lake communities. With a thoughtfully designed low-maintenance landscape, this home offers exceptional curb appeal and the ideal lock-and-leave lifestyle. Plus, the corner lot placement provides easy access to guest parking, making entertaining effortless. Just steps away from Mahogany's new Central Park and within walking distance to Mahogany's Main Beach, this location offers both tranquility and convenience. The community also features a second West Beach, giving you even more access to the lake lifestyle. Mahogany's extensive nature and wetlands pathway system invites you to explore scenic walking and biking trails right from your doorstep. Inside the home, you'll find over 2300 sqft of living space including 1,210 sq ft just on the main level, plus a fully developed lower level, delivering style, space, and smart functionality. As you enter, you're welcomed by wide plank engineered hardwood flooring, soaring 10' ceilings, and elegant finishes that set the tone throughout. At the front of the home, a cozy gas fireplace warms the inviting living room, while the open-concept layout leads into a spacious dining area, perfect for hosting. The chef-inspired kitchen is the heart of the home, featuring white cabinetry, quartz countertops, a premium stainless steel appliance package, and a large island — perfect for casual meals or gathering with friends. A dedicated home office just off the kitchen offers a quiet space for remote work. Nearby, the main floor laundry with additional storage adds practicality, located conveniently beside the primary suite. The primary bedroom retreat is large enough for a king-sized bed, and flows

into a luxurious ensuite with dual vanities, an oversized glass shower, and a walk-in closet. The finished lower level impresses with spindled railings, a generous family room, flex spaces, two additional bedrooms, and a four-piece bathroom — perfect for guests or extended family. Outside, enjoy private concrete patio spaces, and a double detached garage that’s heated, fully finished, and painted — a true year-round asset. And when it comes to everyday convenience, you’re just minutes from the Mahogany Village Shopping District, offering local restaurants, caf  s, grocery stores, banks, and more — everything you need is right at your fingertips. This home is a showcase of thoughtful upgrades and executive-level finishes throughout. If you’ve been waiting for the perfect bungalow villa in Mahogany — this is the one. Don’t wait — book your private showing today!