



**101, 180 Marina Cove SE
Calgary, Alberta**

MLS # A2236030



\$1,259,000

Division:	Mahogany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,600 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached, Heated Garage, Insulated		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 833
Basement:	None	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Smart Home, Soaking Tub, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

New Price Release — 10 Luxury Reflection Homes Just Completed, Ready for Immediate Occupancy! The Streams of Lake Mahogany offer an elevated single-level lifestyle in our stunning Reflection Estate homes, situated on Lake Side of Mahogany Lake. Selected from the renowned Westman Village Community, you will discover THE BROOK, a home crafted for the most discerning buyer, offering a curated space to enjoy and appreciate the hand-selected luxury of a resort-style feel while providing you with a maintenance-free opportunity to lock and leave. Step into an expansive 1700+ builders sq ft stunning home with 10' ceiling heights overlooking 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 KitchenAid sleek stainless steel package with French Door Refrigerator and internal ice maker 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 complemented 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 feature bright white Quartz countertops. You will enjoy two bedrooms on either side, which frame the central living area. The Primary Suite features 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 a gorgeous view of the Lake. 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 Calgary's largest lake, with 21 more acres of beach area than any other community. Enjoy swimming, canoeing, kayaking, and pedal boating in the summer, and skating, ice fishing, and hockey in the winter, with 2 private beach clubs and a combined 84 acres of lake & beachfront to experience. Retail shops & professional services at Westman Village & Mahogany's Urban Village are just around the corner.