



GRASSROOTS
REALTY GROUP

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

119 Marina Cove SE
Calgary, Alberta

MLS # A2274077



\$1,069,000

Division:	Mahogany		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	1,383 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 393
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Smart Home, Soaking Tub, Stone Counters, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Live at the Resort—without ever leaving Calgary! This thoughtfully designed home brings together upscale finishes, modern comfort, and a serene setting just moments from the Lake. From the moment you enter, the grand foyer sets a refined tone that continues throughout the main level. At the heart of the home, the chef-inspired kitchen impresses with quartz countertops, bold two-tone cabinetry, premium built-in appliances, a gas cooktop, undermount sink, and a large island perfect for prep or casual dining. Soaring 9-ft ceilings and LED under-cabinet lighting enhance the sense of space and style. The kitchen flows seamlessly into the open-concept living room, where an elegant fireplace and oversized windows frame views of the beautifully landscaped grounds, complete with peaceful water features that create a natural, stream-like ambiance. Tucked just beyond, the primary suite offers a calming escape featuring a spa-inspired ensuite with dual sinks, a standalone glass shower, an oversized soaking tub, and a generous walk-in closet. A main-floor laundry area and a stylish powder room add everyday convenience. Downstairs, the fully developed basement extends the home's versatility. The expansive recreation area is perfect for both relaxation and entertainment—currently set up with a ping pong table and treadmill, making it an inviting space for family fun. This level also includes two comfortable bedrooms, a full bathroom, a second laundry room repurposed as storage, plus additional under-stair storage. The front double attached garage provides year-round comfort and includes EV charging rough-in. Outside, the low-maintenance outdoor space opens directly onto the lush landscaped grounds and tranquil water features, allowing you to enjoy the soothing sounds and calming atmosphere right from home.

And with the Lake just a short stroll away, this location offers the best of relaxed, resort-style living. Built to BuiltGreen Canada standards, this Smart Home prioritizes efficiency and innovation. Features include solar panels, triple-pane windows, Navien tankless hot water, a UV-C air purification system, a dual-zone high-efficiency furnace with MERV 13 filtration, and a heat recovery ventilator. A beautiful harmony of modern luxury, high-performance design, and nature's tranquility—Welcome Home!