



GRASSROOTS
REALTY GROUP

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102, 140 Marina Cove SE
Calgary, Alberta

MLS # A2276097



\$1,479,900

Division:	Mahogany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,617 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached, Heated Garage, Insulated		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 700
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		

The Streams of Lake Mahogany present an elevated single-level lifestyle in our stunning Reflection Estate homes situated on Mahogany Lake. Selected carefully from the best-selling, 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 lifestyle while providing a maintenance-free opportunity to lock and leave. Step into an expansive 1700+ builders sq ft stunning home with 12-foot ceiling heights with views of Lake Mahogany featuring a thoughtfully designed open floor plan, inviting an abundance of natural daylight with soaring 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 Darton Elevated Color Palette. The elevated package includes rich light color cabinets in the kitchen with oversized hardware; elegant tile at the kitchen backsplash; soft close cabinetry with ceiling height uppers, square 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, nicely framing the central living area featuring a floor-to-ceiling tiled feature fireplace, 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 with built-ins. The Primary Suite and main living area step out to a 54ft terrace with beautiful views. 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. Life ready for the way you live!