



GRASSROOTS
REALTY GROUP

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302, 130 Marina Cove SE
Calgary, Alberta

MLS # A2276728



\$1,329,900

Division:	Mahogany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,646 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, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 808
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 present an elevated single-level lifestyle in our stunning Reflection Estate homes situated on the parkside of Mahogany Lake. Selected carefully from the best-selling, renowned Westman Village Community, you will discover THE CASCADE, 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 1,700+ square-foot home overlooking a green space adjacent to Mahogany Lake, featuring a thoughtfully designed open floor plan that invites abundant natural daylight through soaring 10-foot ceilings and oversized windows. The centralized living area, ideal for entertaining, offers a Built-in ULTRA JennAir appliance package with a 42" Refrigerator Armoire Kit, 24" cabinet panel ready, French door refrigerator with Obsidian black interior and built-in icemaker and water with 42" Refrigerator Armoire Kit, 24" cabinet panel ready dishwasher with stainless steel interior, 36" Professional-Style gas range top, Faber built-in cabinet hood fan, 30" combination wall oven and microwave and Silhouette Emmental 24" Bev Centre; all nicely complimented by the an Elevated Champagne Color Palette. All are highlighted with stunning Quartz countertops. You will enjoy two beautiful bedrooms and a generous 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. The Primary Suite and main living area step out to a 39 ft x 15 ft terrace with a lovely view of the greenspace. Yours to enjoy and soak in every single day. To

complete the package, you have a sizeable office area adjacent to the spacious laundry room, and a double-attached heated garage with a full-width driveway. Custom additions to this home include under-cabinet lighting, A/C, a stunning electric fireplace, an upgraded built-in spice and utensil tray, recycling pull-out bins and an expansive covered terrace with access from the living room, dining room, and owner's suite. 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.