



**279 Marina Grove SE**  
**Calgary, Alberta**

**MLS # A2301645**



**\$1,199,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,958 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Alley Access, Driveway, Garage Door Opener, Heated Garage		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Recreation Facilities, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Data		
<b>Inclusions:</b>	2 Central Air Conditioning units		

Welcome to this exceptional family home in one of Calgary's most sought-after lake communities! Your new home is in an exclusive phase of Mahogany right across the street from a greenbelt with paved pathway leading to your own semi-private dock! The original owners offer this Quince model by award winning Baywest Homes built in 2023. Great opportunity to own in an estate community with both a triple attached garage & rear laneway for more privacy & potential R.V. parking. Inside you'll discover a bright, open plan filled with natural light with engineered hardwood flooring on main level. The concept kitchen is a true showpiece, featuring loads of cabinetry, multi burner gas stove, built-in microwave, & ample space for gathering around the island. Direct access from the garage thru a butler's pantry makes for the ideal access when bringing home the groceries. The kitchen is open to the dining area flowing seamlessly into the stunning family room, where a cozy fireplace creates an inviting atmosphere for entertaining friends & relaxing with the family. A den area is situated in a private corner on the way upstairs creating the perfect place to study, read or use as a home office. Upstairs, you'll enjoy nine-foot ceilings, a thoughtfully designed layout that includes a generous bonus room & convenient laundry room. The primary bedroom is your personal retreat, complete with a spa-inspired ensuite boasting a tiled shower and a walk-in closet. Three additional bedrooms share a large main bathroom, providing plenty of space for a growing family. The builder finished basement adds two good-sized bedrooms, a full bathroom, & a large rec room perfect for movie nights, fitness equipment & kids' play area. A massive storage room with 2 story vaulted area ensures you'll never run out of space for storing seasonal items & gear. The

triple car heated garage has an EV plug in, provides all the space you need for vehicles, bikes, lake toys & more. The fenced backyard offers privacy and features an underground irrigation system in both the front and back yards, making maintenance easy and keeping everything ready for your dream landscape. Easy access to community amenities, YMCA, Mahogany's main beach, top-rated schools, parks, shopping & restaurants. Offered below replacement value without the long wait to build new!