



**222 Marine Drive SE
Calgary, Alberta**

MLS # A2120532



\$2,750,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	4,651 sq.ft.	Age:	2018 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Driveway, Garage Door Opener, Heated Garage, Insulated, Multiple Driveway		
Lot Size:	0.15 Acre		
Lot Feat:	Beach, Lake, No Neighbours Behind, Landscaped, See Remarks		

Heating:	In Floor, Fireplace(s), Forced Air, Hot Water, Zoned	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Soaking Tub, Stone Counters, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Gem Stone Lights, Basement: Double wine fridge, beverage fridge, dishwasher, Control 4 system		

Introducing an exquisitely crafted masterpiece, this former Calbridge Lottery home stands as a singular embodiment of luxury and elegance, impossible to replicate. Meticulously designed by top-tier professionals and furnished with the finest materials, this residence spans nearly 6000 sq.ft of lavish living space, with an impressive 52' of lakefront serenity, offering Southeast exposure, a private dock, and access to Mahogany's resort-style amenities. Step into sheer elegance as you enter this residence, where no detail has been spared. The gourmet kitchen is a fusion of modernity and sophistication, featuring Italian Bertazzoni appliances, cascading quartz countertops, and a striking 10m glass wine display. Entertain guests in the sunken nook area, effortlessly blending indoor and outdoor living with TAG folding doors, while the covered patio and heated sunroom ensure year-round comfort. Cozy up by the custom-designed fireplace, accented with blackened stainless metals and leathered finishes, beneath soaring 20ft vaulted ceilings adorned with handcrafted beams and floor-to-ceiling windows offering panoramic lake vistas. Ascend the hand-forged metal spindle staircase to the bonus room, complete with a bar area and full media system, all while enjoying breathtaking lake views from every angle. Retreat to the private Primary suite, where vaulted ceilings, custom lighting, and a designer-inspired walk-in closet await. The ensuite is a sanctuary unto itself, featuring a luxurious claw foot Victoria & Albert soaker tub overlooking the lake, alongside a curbless stone-detailed shower enclosed in 10m glass. Experience the convenience of the Control 4 Home Automation System, providing seamless control of smart home features throughout. The lower level beckons with in-floor heating, walkout windows, a spacious bar and wine room, media center, and games area.

Customize the unfinished space to suit your desires, whether it be a gym, playroom, or virtual reality zone. With a split triple car garage offering ample storage for your recreational equipment alongside heated double garage for your vehicles, this home epitomizes unparalleled luxury and functionality. Don't miss this opportunity to own a residence of such caliber and value.