



**554 Marine Drive SE
Calgary, Alberta**

MLS # A2128414



\$2,550,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	4,015 sq.ft.	Age:	2021 (3 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Garage Door Opener, Insulated, Oversized, Triple Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Beach, Close to Clubhouse, Lake, Landscaped, Waterfront		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Indulge in lakeside luxury at its finest with this stunning Calbridge Lottery Home-inspired residence, barely a year old but boasting over 900K in upgrades. Spanning over 5000 sq.ft of meticulously crafted living space and offering an expansive 54 feet of pristine lakefront, this home presents an unparalleled lifestyle straight out of a dream. Enter this architectural masterpiece where every detail has been thoughtfully curated to perfection. The kitchen is a modern marvel, featuring top-of-the-line Miele appliances, exquisite 3" quartz countertops, a quartz backsplash, a custom floor-to-ceiling wine feature, and a built-in Coffee Machine. Entertain effortlessly with the seamless indoor-outdoor flow, complete with a covered patio housing a built-in BBQ, Tag Door, and Phantom Screens for year-round comfort. Cozy up on cooler evenings by the fireplace, with strategically placed heaters ensuring comfort in every season. The grandeur continues with soaring 22-foot ceilings in the great room, offering breathtaking lake views through floor-to-ceiling windows that flood the space with natural light. Ascend the open-to-below risers with elegant glass panel railings to discover a central bonus room, featuring an additional bar area boasting 3" granite counters, a wine fridge, and floating shelves. The upper floor, adorned with 10-foot ceilings and hardwood flooring, features two secondary bedrooms, one with its own ensuite. Retreat to the private Primary suite, an oasis with vaulted ceilings, custom lighting, and a designer-inspired walk-in closet. The primary ensuite is a sanctuary, featuring a modern soaker tub overlooking the lake, complemented by designer-inspired 10mm tile and glass shower. Equipped with the Control 4 Home Automation System, this residence offers seamless control over every aspect of your home with just a touch. Venture downstairs to discover full

walkout windows illuminating the expansive bar, a full Theatre Room, a recreation room, and an additional bedroom or office. Step outside to a backyard transformed into the ultimate playground, featuring artificial grass, a putting green, a fire pit, and your private dock. A home of this caliber, at this exceptional value, presents an unmatched opportunity in the coveted Mahogany community. Explore pristine waters, indulge in the private beach club, and relish resort-style amenities at your fingertips. Experience the epitome of lakeside living, where luxury meets tranquility, and every moment is a masterpiece.