



GRASSROOTS
REALTY GROUP

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**651 Marine Drive SE
Calgary, Alberta**

MLS # A2201735



\$709,900

Division:	Mahogany		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	924 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Views		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	1-24-3-W5
Exterior:	Cement Fiber Board	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Lakeside living at its finest! Presenting a fully developed bungalow villa with over 1750 square feet of developed space, Gemstone lighting, NO CONDO FEES, located steps to Mahogany's main beach, central park and across from the future historic Ollerenshaw farm. Enter into 10' knock down ceilings, a front lifestyle room with focal gas fireplace, luxury vinyl plank and connects seamlessly to the entertainment size kitchen boasting a plethora of stacked classic white cabinets, quartz counters, built in microwave and soft close mechanics and full stainless steel appliance package Off the kitchen is the family size dining area and access to the fully developed lower level. Convenient main floor laundry with access to the side entry to the private yard and double detached garage. The primary bedroom is set to the back of the plan, quiet and a generous size for all types of furniture placement with your tiled 3 piece en-suite bath designed with storage, quartz counters, and a full size shower. Open rail guides you to the lower level beginning with a media room, 2 added bedrooms a 4 piece tiled bath as well as plenty of storage wrapped in sunshine windows, 9' ceilings and rough in Central air. Experience this awarded winning 4 season community featuring 2 beaches, splash park, tennis, basketball and pickle ball courts, an urban village, parks, playgrounds, 74 acre wetlands, schools, transit, 22km of walking paths, 63 acre lake and year-round activities, both indoors and out.