



GRASSROOTS
REALTY GROUP

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301, 130 Marina Cove SE
Calgary, Alberta

MLS # A2211245



\$1,367,900

Division:	Mahogany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,661 sq.ft.	Age:	2023 (2 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:	\$ 689
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		

****BRAND NEW HOME ALERT**** Great news for eligible First-Time Home Buyers – NO GST payable on this home! The Government of Canada is offering GST relief to help you get into your first home. Save \$\$\$\$\$ in tax savings on your new home purchase. Eligibility restrictions apply. For more details, visit a Jayman show home or discuss with your friendly REALTOR®. The Streams of Lake Mahogany present an elevated single-level lifestyle in our stunning Reflection Estate homes situated on Lake Side on Mahogany Lake. Selected carefully from the best-selling renowned Westman Village Community, you will discover THE CASCADE, a home created for the most discerning buyer, offering a curated space to enjoy and appreciate the hand-selected luxury of a resort-style feeling while providing you a maintenance-free opportunity to lock and leave. Step into an expansive 1700+ builders sq ft stunning home overlooking a gorgeous greenspace adjacent to Mahogany Lake featuring a thoughtfully designed open floor plan inviting an abundance of natural daylight with soaring 10-foot ceilings and oversized windows. The centralized living area, ideal for entertaining, offers a Built-in KitchenAid sleek stainless steel package with French Door Refrigerator and internal ice maker and water dispenser, a 36" gas cooktop, a dishwasher with a stainless steel interior, and a 30-inch wall oven with microwave; all nicely complimented by the an Elevated Charcoal Color Palette. All are highlighted with stunning Quartz countertops. You will enjoy two beautiful bedrooms, a generous central living area, with the Primary Suite featuring 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 39ftx15ft 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, upgraded Moen black plumbing fixture package, air conditioning, convenient laundry room with folding table, stunning electric fireplace and expansive covered terrace with access from the Living Room, Dining Room and Owners 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. Enjoy Calgary's largest lake, with 21 more acres of beach area than any other community.