

# \$896,900 - 211 Marina Cove Se, Calgary

MLS® #A2167526

**\$896,900**

3 Bedroom, 3.00 Bathroom, 1,070 sqft  
Residential on 0.00 Acres

Mahogany, Calgary, Alberta

**\*\* ALERT OPEN HOUSE - SAT 12:00 to 5:00 PM \*\*** Welcome to THE STREAMS of Lake Mahogany. A new standard in luxury living by Jayman BUILT. This picturesque enclave nestled within the community of Lake Mahogany boasts the tranquility of lake living while having an abundance of amenities at your fingertips. All of which are surrounded by parks & pathways with stunning architectural guidelines to elevate your lifestyle. Featuring West Coast & Urban Contemporary Design, you will discover the beautiful PARKER floor plan with a beautiful exterior elevation. As you enter, you are seamlessly welcomed into a stunning open kitchen area with a soaring 9ft main accented with elegant white QUARTZ countertops, sleek stainless-steel appliances & lovely large center island. Both the Great Room & Principle's Suite boast unique site lines, with a "spa-like" en suite showcasing dual vanities, a large soaker tub, a stand-alone shower & walk-in closet with laundry for ease of convenience. The finished lower level is awaiting your fantastic design ideas, and your DOUBLE ATTACHED GARAGE is perfect for all of Alberta's weather! **ADDITIONAL FEATURES:** Purposely designed and professionally curated color palette by Jayman design, electric fireplace in the Great Room, and Rough-in for A/C. The Streams takes its inspiration from the surrounding natural environment. That natural environment has shaped and influenced the architectural style and landscape features within the community,



reflecting the beauty of the Lake and its surroundings. All while incorporating the leading technology in smart home necessities, BuiltGreen Canada Standard requirements and cutting-edge home efficiencies such as solar panels, UV-C ultraviolet light air purification system, High-efficiency furnace with Merv 13 filter, Active Heat Recovery Ventilator, Navien tankless hot water heater, triple pane windows, dual-zone furnace and an electric vehicle charging rough in. Save \$\$\$ Thousands: This home is eligible for the CMHC Pro Echo insurance rebate. Discover an elevated experience where you can enjoy an attached garage while still appreciating a maintenance-free, lock-and-leave lifestyle.

Built in 2022

### Essential Information

MLS® #	A2167526
Price	\$896,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,070
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Villa
Status	Active

### Community Information

Address	211 Marina Cove Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3M 3P4

### **Amenities**

Amenities Community Gardens, Gazebo, Picnic Area, Visitor Parking

Parking Spaces 4

Parking Garage Faces Front, Double Garage Attached, Enclosed, Garage Door Opener

# of Garages 2

### **Interior**

Interior Features Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s), Stone Counters, Smart Home, Tankless Hot Water

Appliances Dishwasher, Range Hood, Refrigerator, Garage Control(s), Microwave, Tankless Water Heater

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric, Great Room

Has Basement Yes

Basement Finished, Full

### **Exterior**

Exterior Features Lighting, Rain Gutters, Covered Courtyard, Courtyard, Fire Pit, Outdoor Grill, Outdoor Kitchen

Lot Description Low Maintenance Landscape

Roof Asphalt Shingle

Construction Cement Fiber Board, See Remarks, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed September 20th, 2024

Days on Market 202

Zoning DC

HOA Fees 450

HOA Fees Freq. ANN

### **Listing Details**

Listing Office Jayman Realty Inc.

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