

# \$1,464,900 - 101, 170 Marina Cove Se, Calgary

MLS® #A2210829

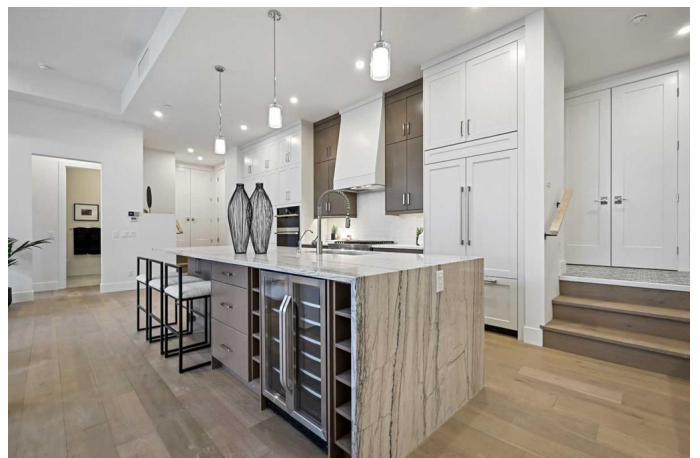
**\$1,464,900**

2 Bedroom, 2.00 Bathroom, 1,626 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

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 BROOK, 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 with 12' ceiling heights with views of Lake Mahogany featuring a thoughtfully designed open floor plan inviting an abundance of natural daylight with soaring ceilings and oversized windows. The centralized living area, ideal for entertaining, offers a Built-in ULTRA JennAir appliance package with a 42" 24.2 Cu Ft., Built-In, cabinet panel ready, French door refrigerator with Obsidian black interior and built-in icemaker and water with 42" Refrigerator Armoire Kit, 24" cabinet panel ready dishwasher with stainless steel interior, 36" Professional-Style gas range top, Faber built-in cabinet hood fan, 30" combination wall oven and microwave and Silhouette Emmetal 24" Bev. Center. The elevated package includes rich two tone cabinets in the kitchen with oversized hardware; stone colour tile at the kitchen backsplash; soft close cabinetry, angled front hood fan shroud, sil granite undermount sink, Spice Door Tray,



Utensil Tray and Built In recycle bins, under cabinet lighting and a stylish modern light package. All are highlighted with White Macabus veincut quartzite countertops. You will enjoy two bedrooms on either side, nicely framing in the 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 with built-ins. The Primary Suite and main living area step out to a 51ft terrace with beautiful views. Yours to soak in every single day. To complete the package, you have a sizeable foyer adjacent to the spacious laundry room and a double attached heated garage with a full-width driveway. 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. Enjoy swimming, canoeing, kayaking, pedal boating in the summer, skating, ice fishing, and hockey in the winter with 2 private beach clubs and a combined 84 acres of lake & beachfront to experience. Retail shops & professional services at Westman Village & Mahogany's Urban Village are just around the corner, waiting to be discovered.

Built in 2023

**Essential Information**

MLS® #	A2210829
Price	\$1,464,900
Bedrooms	2

Bathrooms	2.00
Full Baths	2
Square Footage	1,626
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	101, 170 Marina Cove Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3P4

### Amenities

Amenities	Elevator(s), Picnic Area, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Insulated
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Smart Home, Soaking Tub, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s), Low Flow Plumbing Fixtures
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Electric, Great Room
# of Stories	3
Basement	None

### Exterior

Exterior Features	Courtyard, Fire Pit
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 11th, 2025
Days on Market	5
Zoning	DC
HOA Fees	595
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Jayman Realty Inc.
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