

# \$1,329,900 - 101, 180 Marina Cove Se, Calgary

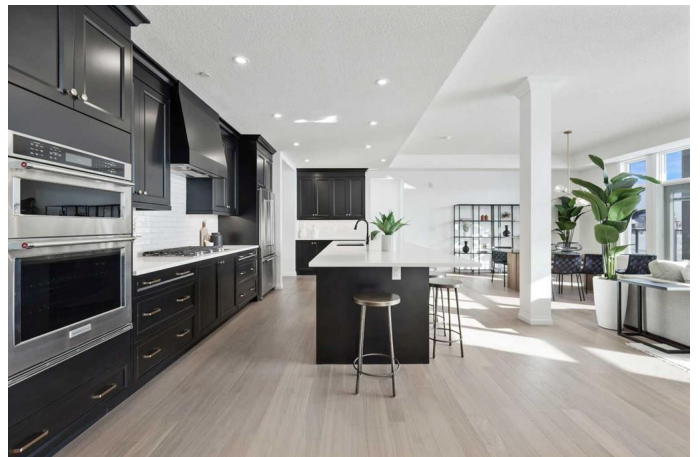
MLS® #A2148295

**\$1,329,900**

2 Bedroom, 2.00 Bathroom, 1,600 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 10' ceiling heights overlooking 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 make and water dispenser, a 36-inch 5 burner gas cooktop, a dishwasher with a stainless steel interior, and a 30-inch wall oven with convection microwave; all nicely complimented by the Charcoal Elevated Color Palette. The elevated package includes rich tone cabinets in the kitchen with oversized hardware; glossy subway tile at the kitchen backsplash; soft close cabinetry with 36" uppers, angled front hood fan shroud, sil granite undermount sink, upgraded pantry, under cabinet lighting and a stylish modern light package in a beautiful finish to match. All are highlighted with bright white Quartz



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 54ft terrace with a gorgeous view of the Lake. 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® #     | A2148295    |
| Price      | \$1,329,900 |
| Bedrooms   | 2           |
| Bathrooms  | 2.00        |
| Full Baths | 2           |

|                |             |
|----------------|-------------|
| Square Footage | 1,600       |
| Acres          | 0.00        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 101, 180 Marina Cove Se |
| Subdivision | Mahogany                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3M 3P4                 |

### Amenities

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

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Stone Counters, Double Vanity, High Ceilings, Vinyl Windows, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Smart Home, Soaking Tub, Storage, Walk-In Closet(s) |
| Appliances        | Built-In Refrigerator, Oven-Built-In, Dishwasher, Garage Control(s), Gas Cooktop, Humidifier, Microwave, Range Hood   |
| 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 | Fire Pit, Built-in Barbecue, Courtyard |
|-------------------|--|

|              |                                     |
|--------------|-------------------------------------|
| Roof         | Asphalt Shingle                     |
| Construction | Composite Siding, Stone, Wood Frame |
| Foundation   | Poured Concrete                     |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 12th, 2024 |
| Days on Market | 273             |
| Zoning         | DC              |
| HOA Fees       | 595             |
| HOA Fees Freq. | ANN             |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Jayman Realty Inc. |
|----------------|--------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.