

# \$1,059,000 - 111 Marina Cove Se, Calgary

MLS® #A2247989

**\$1,059,000**

3 Bedroom, 3.00 Bathroom, 1,367 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Discover THE STREAMS AT LAKE MAHOGANY â€”LUXURY BUNGALOW-<SIGNIFICANT UPGRADES FROM THE ORIGINAL OWNERS>-Featuring a spacious open-concept layout with 9-ft ceilings, a CHEFS KITCHEN, QUARTZ countertops, FLOOR TO CELING CABINETRY, GAS COOKTOP, and built-in OVEN AND MICROWAVE. The primary bedroom offers a spa-inspired ensuite with DUAL VANITY, SOAKER TUB, GLASS SHOWER, and WALK IN CLOSET. A fully finished basement adds a REC ROOM, LOUNGE, 2 BEDROOMS AND FULL BATH. Brand New PLUSH SOFT CARPET . Double garage with NEW EPOXY FLOORING. Low-maintenance WEST FACING backyard back onto a serene stream. SIX SOLAR PANELS & FULL SOLAR SYSTEM, BuiltGreen certified, TRIPLE PANE, TANKLESS WATER ON DEMAND, DUAL ZONE HIGH EFFICIENCY FURNACE, HRV SYSTEM. Builder has repaired all deficiencies in the one year builders warranty period. Enjoy all-season recreation at Calgaryâ€™s largest lakeâ€™swimming, boating, skating, hockey, and two private beach clubsâ€™plus shops and dining at Westman Village nearby.

Built in 2022

## Essential Information

MLS® #

A2247989



|                |                        |
|----------------|------------------------|
| Price          | \$1,059,000            |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,367                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 111 Marina Cove Se |
| Subdivision | Mahogany           |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3M 3P4            |

### Amenities

|                |                                                           |
|----------------|-----------------------------------------------------------|
| Amenities      | Clubhouse                                                 |
| Parking Spaces | 2                                                         |
| Parking        | Double Garage Attached                                    |
| # of Garages   | 2                                                         |
| Waterfront     | Beach Access, Canal Access, Lake, Lake Privileges, Stream |

### Interior

|                   |                                                                                                                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Closet Organizers, Smart Home, Tankless Hot Water, Wired for Sound |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Washer/Dryer, Window Coverings, Gas Cooktop, Tankless Water Heater, Water Softener                                                            |
| Heating           | Forced Air                                                                                                                                                                                                                                  |
| Cooling           | Central Air                                                                                                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                                                                                                         |

|                 |                       |
|-----------------|-----------------------|
| # of Fireplaces | 1                     |
| Fireplaces      | Electric, Living Room |
| Has Basement    | Yes                   |
| Basement        | Finished, Full        |

## Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior Features | BBQ gas line                                                      |
| Lot Description   | Backs on to Park/Green Space, Landscaped, Creek/River/Stream/Pond |
| Roof              | Asphalt Shingle                                                   |
| Construction      | Wood Frame, Composite Siding                                      |
| Foundation        | Poured Concrete                                                   |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 16                |
| Zoning         | DC                |
| HOA Fees       | 450               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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