

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

MLS® #A2210829

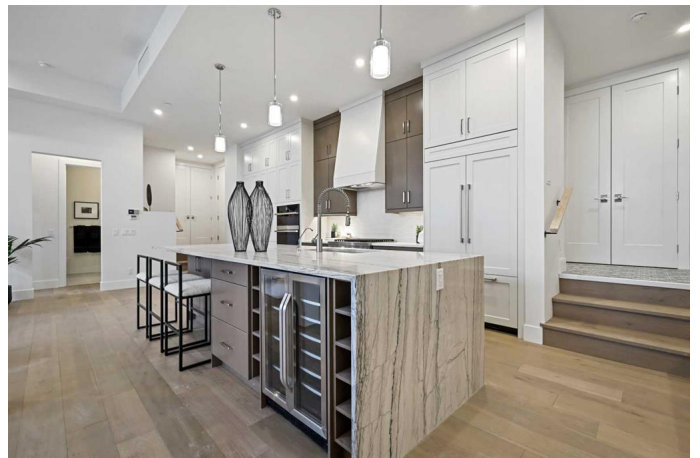
**\$1,464,900**

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 Emmental 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 | 10               |
| Zoning         | DC               |
| HOA Fees       | 595              |
| HOA Fees Freq. | ANN              |

**Listing Details**

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

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