

# \$2,248,900 - 302, 170 Marina Cove Se, Calgary

MLS® #A2211238

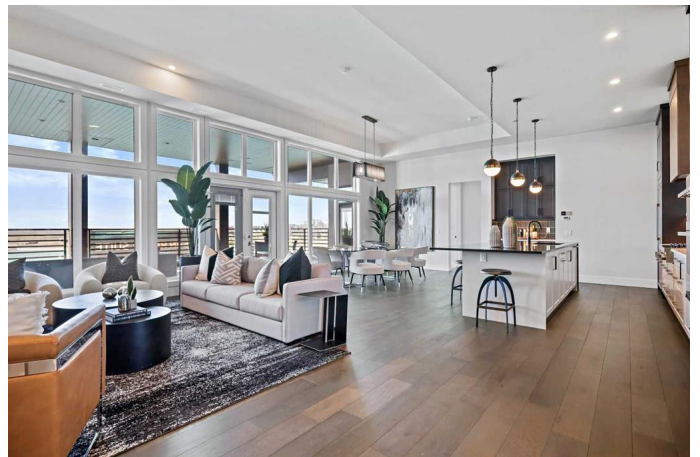
**\$2,248,900**

2 Bedroom, 3.00 Bathroom, 1,937 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 SPRINGS, 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 2000+ builders sq ft stunning home overlooking the gorgeous Mahogany Lake featuring a thoughtfully designed open floor plan inviting an abundance of natural daylight with soaring 12-foot 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; all nicely complimented by the an Elevated Obsidian Color Palette. All are highlighted with stunning Quartz countertops. You will enjoy two beautiful bedrooms, a generous 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. The Primary Suite and main living area step out to a 35ftx17ft terrace with a lovely view of the stunning Lake. Yours to enjoy and soak in every single day. To complete the package, you have a sizeable office area adjacent to the spacious laundry room and powder room that opens up to another expansive 25ft terrace and a double attached heated garage with a full-width driveway. Custom additions to the home include under cabinet lighting in kitchen, A/C, laundry room with convenient folding counter, coffee bar, office space and more. 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® #	A2211238
Price	\$2,248,900
Bedrooms	2

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,937
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	302, 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, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Smart Home, Soaking Tub, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)
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        28  
Zoning                    DC  
HOA Fees                595  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            Jayman Realty Inc.

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