



# 149 Marina Cove Calgary Alberta

\$1,037,900

**\*\*Welcome to THE STREAMS of Lake Mahogany\*\*** A new standard in luxury living by Jayman. This picturesque enclave nestled within the community of Lake Mahogany boasts the tranquility of lake living while having an abundance of amenities at your fingertips. All of which are surrounded by parks & pathways with stunning architectural guidelines to elevate your lifestyle. Featuring West Coast & Urban Contemporary Design, you will discover the beautiful BENJAMIN all floor plan featuring a FULLY FINISHED Basement with an attractive exterior elevation. This gorgeous Bungalow will have you at Hello. As you enter, you seamlessly pass the mudroom & are welcomed into a stunning open kitchen area with a soaring 9ft main accented with QUARTZ countertops, sleek stainless steel appliances & lovely large centre island. Both the Great Room & Owner's Suite boast amazing site lines, with the Master including a "spa like" en suite showcasing dual vanities, standalone shower, oversized soaker tub & walk-in closet with laundry on the main floor for convenience. The FULLY FINISHED lower level showcases a huge REC ROOM with a LOUNGE AREA, TWO ADDITIONAL BEDROOMS, 2ND LAUNDRY, and a FULL BATHROOM! Also including your DOUBLE ATTACHED GARAGE - ideal for all of Alberta's weather! The Streams takes its inspiration from the surrounding natural environment. That natural environment has shaped and influenced the architectural style and landscape features within the community, reflecting the beauty of the Lake and its surroundings. All while incorporating the leading technology in smart home necessities, BuiltGreen Canada Standard requirements and cutting-edge home efficiencies such as solar panels, UV-C ultraviolet light air purification system, High efficiency furnace with Merv 13 filters, Active Heat Recovery Ventilator, Navien-brand tankless hot water heater, triple pane windows, dual-zone furn...

Bedroom 9.17 Ft x 8.92 Ft

Bedroom 9.83 Ft x 11.75 Ft

Recreational, Games room 15.17 Ft x 13.25 Ft

3pc Bathroom 5.33 Ft x 9.17 Ft

Recreational, Games room 9.75 Ft x 9.75 Ft

Living room 15.00 Ft x 13.83 Ft

Dining room 13.08 Ft x 7.67 Ft

Primary Bedroom 13.50 Ft x 13.00 Ft

Kitchen 17.42 Ft x 11.58 Ft

5pc Bathroom 10.25 Ft x 9.25 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Jayman Realty Inc.

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See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca

Other 13.17 Ft x 9.00 Ft

2pc Bathroom 6.42 Ft x 5.25 Ft