



## 219 Marina Cove Calgary Alberta

\$769,900

**\*\*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 boast 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 Sawyer floor plan featuring a beautiful exterior elevation. This gorgeous Bungalow will have you at Hello. As you enter, you seamlessly pass the DEN & 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, large soaker tub, stand-alone shower & walk-in closet with laundry for ease of convenience. The unfinished lower level is awaiting your great design ideas and your SINGLE ATTACHED GARAGE is perfect for all of Alberta's weather! The Streams takes its inspiration from the surrounding natural environment. It is that natural environment which 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 furnace and an electric vehicle charging rough in. Discover an elevated experience where you can enjoy an attached garage while stil...

Great room 12.00 Ft x 12.17 Ft  
Dining room 12.00 Ft x 7.67 Ft  
Primary Bedroom 10.67 Ft x 15.42 Ft  
Kitchen 15.67 Ft x 8.00 Ft

5pc Bathroom 10.25 Ft x 9.25 Ft  
2pc Bathroom 6.67 Ft x 5.25 Ft  
Den 7.58 Ft x 7.08 Ft

Listing Presented By:



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**RE/MAX**

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