



## 176 Marina Grove Calgary Alberta

\$1,289,900

Nestled in the heart of Calgary's prestigious Mahogany Estates, this brand-new custom-built bungalow by Baywest Homes redefines lakeside living. With exclusive access to a semi-private dock and beach, this home offers an unparalleled lifestyle in one of the city's most sought-after lake communities. The main level, spanning nearly 1,700 square feet, boasts soaring nine-foot ceilings and wide plank luxury hardwood flooring in natural wood tones, creating a warm and inviting ambiance. The open-concept design seamlessly integrates the living, dining, and kitchen areas, making it perfect for both entertaining and everyday living. The kitchen is a chef's dream, featuring full-height white cabinetry, a striking oversized dark island, and a high-end appliance package that includes a high-end Kitchen Aid fridge-freezer and built-in oven with a convention microwave. Quartz countertops extend as a sleek backsplash, complemented by designer lighting and a butler's pantry equipped with a bar sink and beverage fridge. The living room, with its elegant feature fireplace, opens onto a north-facing deck overlooking serene green space, complete with a gas line for effortless outdoor grilling. The master suite is a private retreat, offering a spa-like en-suite with heated tile floors, an oversized shower, a freestanding soaker tub, dual vanities, and a private water closet. A spacious walk-in closet and adjacent laundry room add to the convenience and luxury of this space. The main floor also includes a private office with glass French doors, a well-appointed mudroom, and a walk-in closet. Descending to the fully finished basement, you'll find a large recreation room, a family room, two generously sized bedrooms, and a full bathroom with heated floors. The home is thoughtfully designed with ample storage and numerous upgrades, including tankless hot water and triple-paned windows. T...

Family room 17.42 Ft x 15.67 Ft

Recreational, Games room 17.42 Ft x 26.50 Ft

Bedroom 15.75 Ft x 11.92 Ft

Bedroom 11.92 Ft x 13.17 Ft

4pc Bathroom 15.75 Ft x 4.83 Ft

Storage 10.00 Ft x 11.25 Ft

Living room 14.08 Ft x 12.50 Ft

Primary Bedroom 13.00 Ft x 13.67 Ft

Office 10.08 Ft x 9.00 Ft

Other 13.17 Ft x 4.92 Ft

Foyer 6.92 Ft x 11.50 Ft

Laundry room 6.50 Ft x 5.50 Ft

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Listing Presented By:



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Furnace

15.75 Ft x 12.17 Ft

Kitchen

19.08 Ft x 8.58 Ft

Dining room

18.08 Ft x 10.42 Ft

5pc Bathroom

11.50 Ft x 12.50 Ft

2pc Bathroom

5.42 Ft x 4.92 Ft