



## 525 Marine Drive Calgary Alberta

\$759,900

Beach and Lake views from your Living room! Welcome to this exceptional semi-detached bungalow located in the highly sought-after community of Mahogany. Step inside to be greeted by 10ft high ceilings, luxurious vinyl plank flooring, and a bright open-concept layout that effortlessly unites the kitchen, dining, and living areas--ideal for entertaining. The living room, with its captivating lake and beach front views, showcases a stunning gas fireplace with brick finishing. The kitchen is a chef's dream, featuring an expansive center island with a breakfast bar, floor-to-ceiling cabinets, and a top-tier stainless steel appliance package worth over \$15k. The spacious primary bedroom offers a walk-in closet and a spa-inspired ensuite. The 4-piece bathroom includes a double vanity with quartz countertops and a very luxurious glass shower. Downstairs, you'll find a very large and versatile entertainment area, perfect for movie nights or game day, along with two additional bedrooms and a 4-piece bathroom. Comfort and modern conveniences abound with dual climate control zones and an Air Conditioning unit to keep you cool during the summer months. The low-maintenance xeriscape lot is enhanced by an upgraded exposed concrete walkway, providing easy access to all entrances. The double detached garage offers ample storage and there is a very cute and low maintenance back yard. This residence perfectly blends sophistication, comfort, and picturesque lakefront living. Residents enjoy exclusive access to a private lake, recreational facilities, and scenic walking trails. With convenient proximity to shopping, dining, and entertainment, this home provides the perfect balance of peace and accessibility. Call your favorite agent today and book your showing. (id:6769)

Recreational, Games room 24.17 Ft x 14.92 Ft

Bedroom 11.92 Ft x 11.17 Ft

Bedroom 14.00 Ft x 10.50 Ft

Storage 5.50 Ft x 11.00 Ft

4pc Bathroom .00 Ft x .00 Ft

Living room 11.50 Ft x 15.92 Ft

Foyer 6.42 Ft x 9.58 Ft

Kitchen 12.33 Ft x 12.00 Ft

Dining room 9.83 Ft x 13.00 Ft

Laundry room 7.25 Ft x 9.58 Ft

Primary Bedroom 11.17 Ft x 13.00 Ft

2pc Bathroom .00 Ft x .00 Ft

3pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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**Real Estate Professionals Inc.**

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