



# 224 Marina Grove Calgary Alberta

\$1,294,000

Welcome to this brilliant BRAND NEW HOME in Mahogany with SHARED DOCK ACCESS to the Lake. This stunning Calbridge luxury home offers an unparalleled blend of elegance and comfort. Upon entering, you're welcomed by the airy living room with its high ceilings and abundant natural light streaming through oversized windows. The open floor plan seamlessly connects the gourmet kitchen, featuring top-of-the-line appliances, custom cabinetry, and a spacious island—a perfect centerpiece for both culinary pursuits and casual dining. Don't forget the main floor office allowing a perfect spot to work from home or use as a kids play area. Head upstairs to find the open bonus room overlooking the living area showcasing the 2 storey fireplace. With four bedrooms and three and a half baths, including a primary suite that rivals a five-star retreat, including a full 10m tile and glass shower, dual sinks, quartz countertops and a makeup desk, every corner of this home exudes sophistication and meticulous attention to detail. Need more space, a fully finished basement that redefines comfort and functionality. This inviting space includes a private bedroom, a spacious recreational room, and a convenient bathroom, offering a versatile retreat for relaxation and entertainment. Outside, you have a blank canvas to design your the perfect outdoor living space that you have envisioned. Backing onto the walking path and greenspace allows for extra privacy and convenience. Discover why Mahogany is the destination of choice for so many. Mahogany captivates with its 63-acre freshwater lake—the city's largest—offering 21 acres of private beachfront and year-round recreational opportunities. Spanning 265 acres of open spaces, playgrounds, and wetlands—five times the size of Prince's Island Park—Mahogany also boasts a future Urban Village, promising quaint shops, restaurants, and essential se...

- 4pc Bathroom 6.33 Ft x 11.17 Ft
- 4pc Bathroom 10.75 Ft x 14.50 Ft
- Bedroom 10.08 Ft x 14.50 Ft
- Bedroom 10.33 Ft x 16.08 Ft
- Family room 15.42 Ft x 15.42 Ft
- Laundry room 8.67 Ft x 5.00 Ft

- Recreational, Games room 29.67 Ft x 18.08 Ft
- Furnace 16.33 Ft x 18.42 Ft
- 2pc Bathroom 4.83 Ft x 5.17 Ft
- Dining room 15.50 Ft x 11.58 Ft
- Foyer 7.17 Ft x 8.75 Ft
- Kitchen 15.33 Ft x 9.75 Ft

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Listing Presented By:



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### RE/MAX Realty Professionals

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Primary Bedroom 15.25 Ft x 15.17 Ft

Other 7.75 Ft x 9.33 Ft

4pc Bathroom 9.00 Ft x 5.58 Ft

Bedroom 12.83 Ft x 11.75 Ft

Living room 15.42 Ft x 14.83 Ft

Other 9.33 Ft x 6.58 Ft

Office 10.25 Ft x 9.67 Ft