



# 537 Marine Drive Calgary Alberta

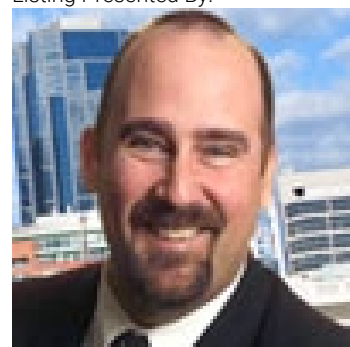
\$795,000

Welcome to this rare semi-detached bungalow nestled in the highly coveted community of Mahogany, mere steps away from the tranquil lake. Upon entry, be impressed by the soaring 10ft ceilings, opulent vinyl plank floors, and an inviting open-concept design seamlessly connecting the kitchen, dining area, and living room - an ideal space for hosting gatherings. The living room provides breathtaking views of the lake and features a striking gas fireplace adorned with a herringbone patterned tile and finished with an exquisite white mantle. The kitchen is a culinary haven, boasting a substantial center island with a breakfast bar, accompanied by floor-to-ceiling cabinets that exude elegance. A premium stainless-steel appliance package (valued over 15k) enhances your culinary experiences. The primary bedroom is generously sized, featuring a walk-in closet and a spa-like ensuite. The 5-piece bath boasts a double vanity with quartz countertops, a spacious glass shower, and a soaker tub adorned with beautiful white tiling. As you make your way to the basement you will notice vinyl plank steps that lead into a large entertainment space - perfect for movie nights or sports enthusiasts. This level also encompasses two well-appointed bedrooms and a 4-piece bathroom. Embrace comfort and technology with the inclusion of dual climate control zoning and an Air Conditioning unit to combat even the hottest summer days. The xeriscaped lot ensures easy landscaping during the summer months, complemented by a thoughtfully upgraded exposed concrete walkway that runs from the back of the home to the front steps, allowing easy and safe access to all doors. The spacious double detached garage adds convenience for storage needs and is wired with an electrical outlet to charge your electric vehicle. Welcome to a residence that seamlessly combines elegance, comfort, and breathtaking lakefront l...

Bedroom 9.68 Ft x 11.00 Ft  
 Bedroom 9.42 Ft x 11.00 Ft  
 4pc Bathroom Measurements not available  
 Media 15.58 Ft x 16.08 Ft  
 Bonus Room 9.58 Ft x 12.25 Ft

Living room 11.75 Ft x 13.52 Ft  
 Dining room 8.60 Ft x 15.09 Ft  
 2pc Bathroom Measurements not available  
 Primary Bedroom 12.01 Ft x 12.50 Ft  
 5pc Bathroom Measurements not available

Listing Presented By:



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