



# 565 Marine Drive Calgary Alberta

\$699,900

Welcome to this luxury semi-detached bungalow in the lake community Mahogany. Enter inside being greeted by 9' ceiling, Northeast facing Living room with a brick finishing Gas Fireplace. The Luxury Vinyl Plank Flooring throughout the main floor, with carpet for the Primary Bedroom and tile for En-suite and Laundry room. The Kitchen features an expansive quartz center Island with breakfast bar, top-to-ceiling cabinets and stainless-steel Appliances. The Primary Bedroom is tucked in the back of the main floor. The 4-piece Spa-inspired Ensuite includes his and hers vanities with quartz countertops and a luxury glass shower, is connect to the walk-in closet. The Laundry is conveniently located next to the primary room, with access to the side entry to the fully Fenced private yard and garage. The layout seamlessly connects the Kitchen, Dinning, and Living Areas into one open concept. It provides spacious space for family gathering and entertaining. Open rail stairs lead you to the finished lower-level, you'll find a large Entertainment Room along with one additional Bedroom, one Flex room (unfinished floor) and a 4-piece Bathroom. Besides the shelved storage room there is plenty of space in utility room for seasonal stuff. The Double Detached Garage (Paved back lane) can easily be accessed from the side door through the Backyard. It's finished with garden beds and a huge Wooden Patio with Gazebo. Front Yard is landscaped with low maintenance gravels. This residence perfectly blends comfort, convenient, relaxing, and luxury 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. Imagine basking in the summer sun on the Sandy Beach only steps away from your urban home! (id...

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Bedroom 12.25 Ft x 11.58 Ft

4pc Bathroom 8.25 Ft x 4.92 Ft

Recreational, Games room 25.58 Ft x 15.58 Ft

Office 15.00 Ft x 6.83 Ft

Furnace 15.25 Ft x 6.83 Ft

Primary Bedroom 12.42 Ft x 11.92 Ft

Living room 15.17 Ft x 9.50 Ft

Kitchen 14.67 Ft x 10.75 Ft

Dining room 14.67 Ft x 9.92 Ft

4pc Bathroom 11.75 Ft x 7.17 Ft

2pc Bathroom 5.00 Ft x 5.00 Ft

Laundry room 6.33 Ft x 5.50 Ft

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