

# \$1,240,000 - 207 Marina Grove Se, Calgary

MLS® #A2217894

**\$1,240,000**

4 Bedroom, 3.00 Bathroom, 2,907 sqft

Residential on 0.11 Acres

Mahogany, Calgary, Alberta

Welcome to 207 Marina Grove SE, the Quince model by Award-Winning Baywest Homes. RARE OPPORTUNITY to own in an estate community with both a triple attached garage AND paved rear laneway for yard access. Your new home is in EXCLUSIVE PHASE of Mahogany with access to a SEMI-PRIVATE DOCK! A beautiful and spacious 4-bedroom home, designed for modern family living in the highly sought-after community of Mahogany. With its inviting open-concept layout, impressive design details, and exceptional functionality, this home offers the perfect combination of style and comfort. As you step inside, you'll be greeted by a bright and airy great room and dining area, ideal for both everyday living. The well-appointed kitchen is a true highlight, featuring a large central island, perfect for gathering with family and friends. High-end finishes include ceiling-height cabinetry with crown moulding, under-cabinet LED lighting, soft-close doors, and 2-drawer pullouts, adding convenience to your cooking space. A walk-through pantry leads to a mudroom that seamlessly connects to the kitchen—ensuring everything is within easy reach. The main floor also includes a spacious office, offering a quiet space to work from home or manage household tasks. Upstairs, you'll find a serene primary bedroom retreat, complete with a luxurious ensuite with 10mm glass shower and a massive walk-in closet. The upper level also features a bonus room, ideal for a media room



or play area, as well as three additional bedrooms, a full bathroom, and a conveniently located laundry room. The attention to detail continues throughout the home, with features such as 8" interior passage doors, engineered hardwood flooring, and a gas fireplace in the living room for added warmth and ambiance. The home's exterior is equally impressive, showcasing a combination of hardy board and brick for stylish and durable finish. A triple-attached front garage and paved back lane provides easy access throughout the year, ensuring your vehicles are protected in any season. This home truly offers everything you need to live comfortably, with ample space for your family to grow and thrive. Living in Mahogany, you'll enjoy the ultimate in four-season lake living. This highly sought-after community features more than 20 acres of private, sandy beachfront, and the Mahogany Beach Club overlooks the lake, offering year-round activities both indoors and out. Residents have access to a splash park, tennis courts, play equipment, a fishing pier, a non-motorized marina, indoor and outdoor fitness equipment, barbecue pits, a hockey rink, and more. Mahogany's Urban Village boasts an abundance of amenities, including trendy caf s, shops, casual restaurants, and professional services such as Analog Coffee, Diner Deluxe, Brokin' Yolk, The Canadian Brewhouse, Bright Path Child Care and much more.

Built in 2025

**Essential Information**

|            |             |
|------------|-------------|
| MLS® #     | A2217894    |
| Price      | \$1,240,000 |
| Bedrooms   | 4           |
| Bathrooms  | 3.00        |
| Full Baths | 2           |

|                |             |
|----------------|-------------|
| Half Baths     | 1           |
| Square Footage | 2,907       |
| Acres          | 0.11        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 207 Marina Grove Se |
| Subdivision | Mahogany            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3M 3J4             |

### Amenities

|                |                                                                                                        |
|----------------|--------------------------------------------------------------------------------------------------------|
| Amenities      | Beach Access, Boating, Playground, Clubhouse, Community Gardens, Dog Park, Dry Dock, Picnic Area, Park |
| Parking Spaces | 6                                                                                                      |
| Parking        | Triple Garage Attached                                                                                 |
| # of Garages   | 3                                                                                                      |

### Interior

|                   |                                                                                                                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Bathroom Rough-in, Low Flow Plumbing Fixtures, Storage |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Washer, Gas Stove, Range Hood                                                                                                                                      |
| Heating           | Fireplace(s), Forced Air, Natural Gas, High Efficiency                                                                                                                                                                            |
| Cooling           | None                                                                                                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                                                                                               |
| # of Fireplaces   | 1                                                                                                                                                                                                                                 |
| Fireplaces        | Gas                                                                                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                                                                               |
| Basement          | Full, Unfinished                                                                                                                                                                                                                  |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony, BBQ gas line     |
| Lot Description   | Back Lane, Back Yard      |
| Roof              | Asphalt Shingle           |
| Construction      | Brick, Cement Fiber Board |
| Foundation        | Poured Concrete           |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 5th, 2025 |
| Days on Market | 92            |
| Zoning         | R-G           |
| HOA Fees       | 845           |
| HOA Fees Freq. | ANN           |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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