

# \$1,196,900 - 102, 130 Marina Cove Se, Calgary

MLS® #A2243685

**\$1,196,900**

2 Bedroom, 2.00 Bathroom, 1,613 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

The Streams of Lake Mahogany present an elevated single-level lifestyle in our stunning Reflection Estate homes situated on Lake Side on Mahogany Lake. Selected carefully from the best-selling renowned Westman Village Community, you will discover THE BROOK, a home created for the most discerning buyer, offering a curated space to enjoy and appreciate the hand-selected luxury of a resort-style feeling while providing you a maintenance-free opportunity to lock and leave. Step into an expansive 1700+ builders sq ft stunning home with 12-foot ceiling heights with greenspace views featuring a thoughtfully designed open floor plan, inviting an abundance of natural daylight with soaring soaring ceilings and oversized windows. The centralized living area, ideal for entertaining, offers a Built-in KitchenAid sleek stainless steel appliance package with French Door Refrigerator and internal ice maker and water dispenser, a 36-inch 5 burner gas cooktop, a dishwasher with a stainless steel interior, and a 30-inch wall oven with convection microwave; all nicely complimented by the Moonlight Elevated Color Palette. The elevated package includes beautiful tone cabinets in the kitchen with timeless hardware; gorgeous marble like tile at the kitchen backsplash; soft close cabinetry with ceiling height uppers, angled front hood fan shroud, sil granite undermount sink, custom extended work niche, under cabinet lighting and a stylish modern light package in a beautiful finish to



match. All are highlighted with rich Quartz countertops. You will enjoy two bedrooms on either side, nicely framing in the central living area featuring a floor to ceiling beautiful herring bone tiled feature fireplace, with the Primary Suite featuring a spacious 5-piece oasis-like ensuite with dual vanities, a large soaker tub, a stand-alone shower, and a generous walk-in closet with built-ins. The Primary Suite and main living area step out to a 54ft terrace with beautiful views. Yours to soak in every single day. To complete the package, you have a sizeable foyer, and the spacious laundry room is adjacent to the entry of your private double-attached heated garage with a full-width driveway. Jayman's standard inclusions feature their trademark Core Performance, which includes Solar Panels, Built Green Canada Standard with an Energuide rating, UVC Ultraviolet light air purification system, high-efficiency heat pump for air conditioning, forced air fan coil hydronic heating system, active heat recovery ventilator, Navien-brand tankless hot water heater, triple pane windows and smart home technology solutions. Enjoy Calgary's largest lake, with 21 more acres of beach area than any other community.

Built in 2023

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2243685    |
| Price          | \$1,196,900 |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,613       |
| Acres          | 0.00        |
| Year Built     | 2023        |
| Type           | Residential |

|          |                   |
|----------|-------------------|
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 102, 130 Marina Cove Se |
| Subdivision | Mahogany                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3M 4B8                 |

### Amenities

|                |                                                  |
|----------------|--------------------------------------------------|
| Amenities      | Elevator(s), Picnic Area, Visitor Parking        |
| Parking Spaces | 4                                                |
| Parking        | Double Garage Attached, Heated Garage, Insulated |
| # of Garages   | 2                                                |

### Interior

|                   |                                                                                                                                                                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Soaking Tub, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s), Recessed Lighting, Smart Home |
| Appliances        | Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator                                                                                                                                                                        |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                                                               |
| Cooling           | Central Air                                                                                                                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                                     |
| Fireplaces        | Decorative, Electric, Great Room                                                                                                                                                                                                                                      |
| # of Stories      | 3                                                                                                                                                                                                                                                                     |
| Basement          | None                                                                                                                                                                                                                                                                  |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Courtyard, Fire Pit, Built-in Barbecue |
| Roof              | Asphalt Shingle                        |
| Construction      | Composite Siding, Stone, Wood Frame    |
| Foundation        | Poured Concrete                        |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 53              |
| Zoning         | DC              |
| HOA Fees       | 595             |
| HOA Fees Freq. | ANN             |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Jayman Realty Inc. |
|----------------|--------------------|

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