

# \$1,994,900 - 302, 180 Marina Cove Se, Calgary

MLS® #A2148918

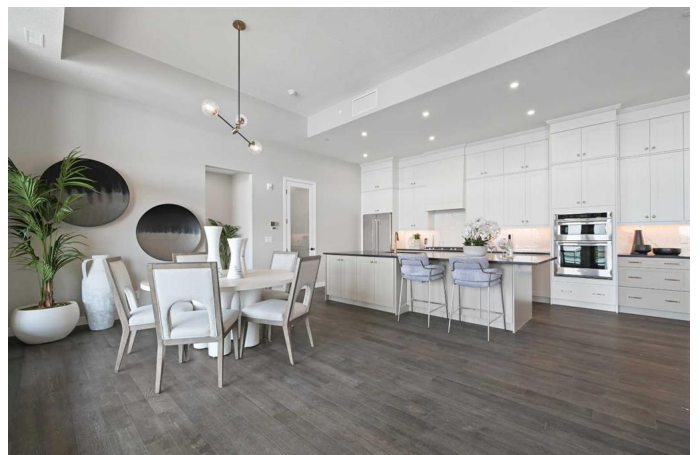
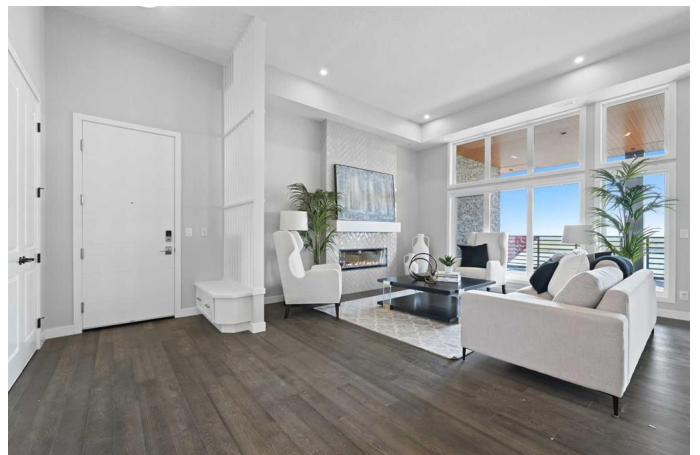
**\$1,994,900**

2 Bedroom, 3.00 Bathroom, 1,891 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 SPRINGS, 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 2000+ builders sq ft stunning home overlooking the gorgeous Mahogany Lake featuring a thoughtfully designed open floor plan inviting an abundance of natural daylight with soaring 12-foot ceilings and oversized windows. The centralized living area, ideal for entertaining, includes a KitchenAid counter depth French door refrigerator with internal water and ice, KitchenAid Dishwasher with stainless steel interior, KitchenAid 30" Built-in wall oven and microwave combo, Broan power pack built-in cabinet hood fan, KitchenAid 36" gas cooktop and a Silhouette Emmental 24" Bev. Center for your stylish coffee bar; all nicely complimented by the an Elevated Moonlight Color Palette. All are highlighted with stunning Quartz countertops. You will enjoy two beautiful bedrooms, a generous central living area, 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. The Primary Suite



and main living area step out to a 35ftx17ft terrace with a lovely view of the stunning Lake. Yours to enjoy and soak in every single day. To complete the package, you have a sizeable office area adjacent to the spacious laundry room and powder room that opens up to another expansive 25ft terrace and a double attached heated garage with a full-width driveway. Custom additions to the home include under cabinet lighting in kitchen, A/C, folding counter in laundry room and more. 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. Enjoy swimming, canoeing, kayaking, pedal boating in the summer, skating, ice fishing, and hockey in the winter with 2 private beach clubs and a combined 84 acres of lake & beachfront to experience. Retail shops & professional services at Westman Village & Mahogany's Urban Village are just around the corner, waiting to be discovered.

Built in 2023

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2148918    |
| Price          | \$1,994,900 |
| Bedrooms       | 2           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,891       |

|            |             |
|------------|-------------|
| Acres      | 0.00        |
| Year Built | 2023        |
| Type       | Residential |
| Sub-Type   | Apartment   |
| Style      | Apartment   |
| Status     | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 302, 180 Marina Cove Se |
| Subdivision | Mahogany                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3M 3P4                 |

### Amenities

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

### Interior

|                   |                                                                                                                                                                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Walk-In Closet(s), Breakfast Bar, Built-in Features, Closet Organizers, Stone Counters, Double Vanity, High Ceilings, Vinyl Windows, Low Flow Plumbing Fixtures, No Smoking Home, Pantry, Recessed Lighting, Smart Home, Soaking Tub, Storage |
| Appliances        | Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Oven-Built-In, Gas Cooktop                                                                                                                                                                                |
| 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 | Fire Pit, Built-in Barbecue, Courtyard |
| Roof              | Asphalt Shingle                        |

|              |                                     |
|--------------|-------------------------------------|
| Construction | Composite Siding, Stone, Wood Frame |
| Foundation   | Poured Concrete                     |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 12th, 2024 |
| Days on Market | 305             |
| Zoning         | DC              |
| HOA Fees       | 595             |
| HOA Fees Freq. | ANN             |

**Listing Details**

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

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