

\$889,900 - 245 Marina Cove Se, Calgary

MLS® #A2195642

\$889,900

3 Bedroom, 3.00 Bathroom, 1,175 sqft
Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Maintenance free Bungalow Villa in "The Streams of Mahogany" ~ Welcome to this stunning 3-bedroom, 2.5-bathroom bungalow in the vibrant lake community of Mahogany, where modern upgrades and thoughtful design come together seamlessly. Step inside to a welcoming front entrance that leads to a office/den area, perfect for those working from home. The open-concept living room, kitchen, and dining area are highlighted by a coffered ceiling and elegant luxury vinyl plank flooring. The kitchen is a chef's dream, featuring upgraded KitchenAid stainless steel appliances, quartz countertops, and ample cabinetry. The living room offers a cozy gas fireplace and is filled with natural light from large windows, opening onto a rear deck with a custom power awning—perfect for outdoor relaxation and entertaining. The primary suite provides a private retreat with a walk-in closet, a luxurious 5-piece ensuite complete with a double vanity, soaker tub, and separate shower, and convenient access to the laundry area, seamlessly integrated into the ensuite closet. A half bath completes the main level. Head downstairs, where the fully finished basement expands your living space with plush carpeting and a spacious flex area with a built-in bar, perfect for entertaining or unwinding. Two generously sized bedrooms provide comfortable accommodations for guests or family members, while a full 4-piece bathroom and multiple storage spaces ensures convenience. Whether you're hosting



gatherings, setting up a home gym, or enjoying movie nights, this basement is designed to suit a variety of needs. This home is packed with premium upgrades, including an air conditioner, water softener, custom Hunter Douglas blinds throughout (automated on the main floor), six solar panels, BuiltGreen Canada certification with an EnerGuide rating, a Navien tankless hot water heater, triple-pane windows, an epoxy-coated garage floor with mounted shelving, EV charging rough-in, a dual-zone high-efficiency furnace, an air purification system, and smart home technology solutions. Situated in one of Calgary's most sought-after communities, Mahogany offers an unmatched lifestyle centered around its stunning 63-acre freshwater lake—the largest in the city. Residents enjoy exclusive access to two private beaches, perfect for sunbathing, swimming, or launching a kayak. The community clubhouse provides year-round activities, from summer paddleboarding and beach volleyball to winter ice skating and hockey. The Urban Village shopping district brings restaurants, cafés, and essential services right to your doorstep, while nearby schools, medical centers, and easy access to major roadways ensure convenience at every turn. Blending nature, recreation, and modern amenities, Mahogany isn't just a place to live—it's a vibrant lakeside community designed for every stage of life. Don't miss your chance to call this exceptional bungalow home!

Built in 2022

Essential Information

MLS® #	A2195642
Price	\$889,900
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,175
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	245 Marina Cove Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3P4

Amenities

Amenities	Beach Access
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Oven, Refrigerator, Washer, Window Coverings, Central Air Conditioner, Gas Stove
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Front Yard
Roof	Shingle
Construction	Brick, Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 21st, 2025
Days on Market	35
Zoning	DC
HOA Fees	437
HOA Fees Freq.	ANN

Listing Details

Listing Office RE/MAX Realty Professionals

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