



GRASSROOTS
REALTY GROUP

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302, 170 Marina Cove SE
Calgary, Alberta

MLS # A2276731



\$2,099,900

Division:	Mahogany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,937 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Insulated		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 928
Basement:	None	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Smart Home, Soaking Tub, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

New Price Release — 10 Luxury Reflection Homes Just Completed, Ready for Immediate Occupancy! The Streams of Lake Mahogany present an elevated single-level penthouse lifestyle in our stunning Reflection Estate homes situated lakeside on Mahogany Lake. Selected from the 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 feel while providing you with 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 floor to ceiling windows. The centralized living area, ideal for entertaining, offers a Built-in ULTRA JennAir appliance package with a 42" - 24.2 Cu Ft., Built-In, paneled, french door refrigerator with Obsidian black interior and built-in icemaker plus water with surround refrigerator Armoire Kit. Additionally, 24" cabinet panel ready dishwasher with stainless steel interior, 36" Professional-Style gas range top, Faber built-in cabinet hood fan, 30" combination wall oven plus microwave and Silhouette Emmental 24" Bev. Center; all nicely complemented by an Elevated Obsidian Colour Palette. All feature stunning Quartz countertops. You will enjoy two beautiful bedrooms and a generous central living area. The Primary Suite features 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 open to a 35 ft x 17 ft 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, which open onto another expansive 25ft terrace, and a double-attached heated garage with a full-width, full-length driveway. Custom additions to the home include under-cabinet lighting in the kitchen, A/C, a laundry room with a convenient folding counter, a coffee bar, an office space, and more. Jayman's standard inclusions feature their trademark Core Performance, which includes 4 Solar Panels used to power common spaces, 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.