



**106 Marina Landing SE
Calgary, Alberta**

MLS # A2301949



\$1,399,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,141 sq.ft.	Age:	2022 (4 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	220 Volt Wiring, Concrete Driveway, Front Drive, Triple Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Double Vanity, Dry Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)

Inclusions: Automatic Window Covering Remote, Security Camera, Ring Doorbell, Ring Security Sensors

Built by Calbridge Homes in 2022, this exceptional property offers a luxury lifestyle. Located just steps from private beach access, parks, and green space, this is a rare opportunity to own a 36' wide home on a premium 44' wide lot on a quiet, family friendly street leading to a cul-de-sac with laneway at rear. With completed fencing, landscaping, deck, and air conditioning, this home is move in ready. This home features 9-foot ceilings on all three levels. The main floor welcomes you with a double height living room featuring a gas fireplace and filled with natural light from two stacked windows that brighten the living, dining, and kitchen areas. The open concept kitchen features a large island, built-in KitchenAid appliances, a gas stove, and modern finishes. This level also offers a bedroom with its own 3 piece ensuite bathroom, perfect for guests, extended family, or a private office, along with an additional 2 piece bathroom located behind the kitchen. The kitchen leads to a spacious walk-in pantry and prep area that connects to the mudroom and triple attached garage. The garage comfortably fits three vehicles and includes an EV charging plug. On the second floor, a spacious bonus room overlooks the main living area, creating an open and elegant atmosphere. The primary bedroom is generously sized and features a spa inspired 5 piece ensuite with soaker tub, separate shower, and walk-in closet, making it the perfect private retreat to relax and recharge. This level also includes three additional spacious bedrooms, a thoughtfully designed 4 piece bathroom with separate vanity and bath area, and a large dedicated laundry room with sink. The professionally builder developed basement adds valuable living space with a large recreation area complete with a mini dry bar, perfect for entertaining, movie nights, or games. It also includes an additional bedroom

and 4 piece bathroom. Upgraded larger basement windows in the living area (no window well, fully exposed) and the naturally sloping lot allow for excellent sunlight throughout the lower level. Outside, the rear laneway access adds convenience and flexibility, including easier RV parking options. A private gate located approximately 350 metres from the laneway provides access to the beach house and lake amenities. Additional upgrades include a Kinetico water softener system and two zone climate control furnace. Located in a sought after lake community with both public and Catholic elementary schools nearby, this is a rare chance to own a fully finished six bedroom home on a premium lot with private beach access and semi private dock.