



GRASSROOTS
REALTY GROUP

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243 Marina Grove SE
Calgary, Alberta

MLS # A2302457



\$1,129,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,713 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Concrete Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Fridge, stove, microwave, dishwasher, washer & dryer, all window coverings, 2 garage openers & 2 remotes, TV wall mount, electric garage heater, remainder of new home warranty until September 2035, \$1500 credit for landscaping with Spruce It Up, 2 tire racks in garage, barn door in primary bedroom

4 BEDROOMS & BONUS ROOM UP | Set within an exclusive, quiet estate pocket of Mahogany, this exceptional, virtually brand-new Baywest-built Rosebud model offers refined lake living with rare SEMI-PRIVATE DOCK ACCESS and over 2,700 sqft of thoughtfully designed space. From the moment you enter, the home impresses with soaring 9' ceilings, 8" interior doors, engineered hardwood flooring, and a light-filled layout that balances everyday function with elevated style. The main level is anchored by a stunning chef's kitchen featuring a statement island, stainless steel appliances including gas stove, full-height cabinetry with crown moulding, under-cabinet lighting, soft-close features, and smart storage including pullouts, all flowing effortlessly into an inviting dining area and expansive great room with a gas fireplace. Tucked discreetly at the rear, a walk-through pantry connects to a practical mudroom, while a dedicated main floor office provides a quiet, flexible workspace. Upstairs, a central bonus room creates separation and privacy, leading to a serene primary retreat complete with custom blinds, a spa-inspired ensuite with custom barn door, dual sinks, quartz counters, glass shower with accent wall, large soaker tub and an oversized walk-in closet with built-ins, along with 3 additional bedrooms, a full bathroom with dual sinks and tub/shower combo, and a conveniently located laundry room accessed from the primary bedroom closet as well as the hallway. The exterior showcases a timeless combination of Hardie Board and brick, while the heated TRIPLE ATTACHED GARAGE (painted walls and floor) and paved rear laneway add both prestige and practicality. An unfinished basement with 9' ceilings and 2 windows presents an opportunity to customize to your needs. The south-facing, fully fenced backyard features a gas

BBQ hook-up on the deck and gate access to the laneway behind the house. Custom window coverings, back fence, back raised & covered deck (8' x 13'), and back aggregate concrete patio are all additional features that you will not find from a builder, yet the one-year bumper-to-bumper new home warranty is valid until September 2026! Located in one of Calgary's most desirable lake communities, residents enjoy access to Mahogany's PRIVATE BEACH, extensive pathways, non-motorized marina, tennis courts, basketball court, skating rink, fitness facilities, and vibrant urban village amenities, offering a truly elevated, 4-season lifestyle. Buyers will receive a \$1500 credit for back and front landscaping, but a tree is already in place in the front yard. Location perks: Calgary Catholic School District is planning a K–9 school in the area, about a 500 m walk east from this property. Mercado Village is a planned shopping and dining complex about a 500 m walk south of the property. Back gate to be finished ASAP.