



**158 Marina Landing SE  
Calgary, Alberta**

**MLS # A2306471**



**\$1,424,900**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,060 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Storage, Vaulted Ceiling(s)		
<b>Inclusions:</b>	Gym Floor		

Luxury, space, and an unbeatable location come together in this stunning Calbridge-built Serenity II, 4-bedroom home in Mahogany. Featuring a TRIPLE ATTACHED GARAGE, over 4,200 sq. ft. of developed living space on all 3 levels, and situated on a quiet family-friendly cul-de-sac, this original-owner home is just a few doors down from a pathway leading to a SEMI-PRIVATE LAKE ACCESS DOCK, with Mahogany's Main Beach only a short walk away. Thoughtfully upgraded throughout with approximately \$100,000 in enhancements, this home combines timeless design with exceptional functionality. The bright, open-concept main floor features 10-FOOT CEILINGS, stunning wide plank engineered hardwood flooring, oversized windows, and a spacious living room with a gas fireplace. At the heart of the home is the impressive chef's kitchen, complete with granite countertops, KitchenAid appliances, a gas cooktop, wall oven, an oversized island, extensive cabinetry, a walk-through pantry, and a dedicated coffee nook. A large main floor office with modern French doors, a stylish powder room, and a functional mudroom with custom lockers complete the level. Upstairs, you'll find four generously sized bedrooms, a vaulted bonus room, convenient upper-floor laundry with cabinetry and sink. The luxurious primary bedroom features a SPA-INSPIRED ENSUITE with a fully tiled shower, freestanding soaker tub, dual vanities, and a custom walk-in closet. The additional bedrooms are all spacious and are serviced by a well-appointed five-piece bathroom. The fully finished basement adds even more versatility with a massive recreation room, a dedicated HOME GYM, a full bathroom, and abundant storage space. Outside, enjoy the oversized backyard, composite deck with BBQ gas line, and paved back lane. Built by Calbridge Homes and

meticulously maintained as a no-pet, non-smoking home, this exceptional property offers the perfect combination of luxury living and Mahogany's sought-after lake lifestyle.