



GRASSROOTS

REALTY GROUP

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**411 Marina Grove SE
Calgary, Alberta**

MLS # A2309905



\$3,100,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	4,429 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Aggregate, Insulated, Oversized, Triple Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Lake, Waterfront		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Marble, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Chandelier, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Smart Home, Walk-In Closet(s)

Inclusions: n/a

Welcome to Luxury Lakeside Living in the Heart of Mahogany. Perfectly positioned in one of Calgary's most sought-after Lake Communities, this exceptional Custom Calbridge Estate Home (Capri Model) offers nearly 4,500 sq. ft. of developed living space, breathtaking northwest lake views, a Private Dock, and a seamless blend of timeless design, comfort, and smart-home innovation. Designed for both elevated entertaining and everyday living, the main level showcases soaring 10-foot ceilings, stunning 7" wide oak hardwood flooring, marble tile accents, and expansive windows capturing picturesque sunrises and sunsets over the water. The Chef-Inspired Kitchen is the heart of the home, featuring oversized double islands with quartz countertops, premium built-in appliances including a gas range with griddle and dual ovens, custom hood fan, pot filler, separate built-in fridge and freezer columns, extensive custom cabinetry, a spacious butler's pantry with sink, and a walk-in pantry with pocket door. The dramatic two-storey living room is anchored by a striking 20-foot marble tile gas fireplace and elegant two-storey sheer drapery. Upstairs features 9-foot ceilings, a stunning open-riser Curved Staircase, glass-railed catwalk, bonus room, and a dedicated kids' study/lounge area. The luxurious Primary Retreat offers a private balcony overlooking the lake, heated ensuite floors, spa-inspired ensuite with oversized shower and seating area, dual vanity, and an exceptional walk-in closet with a custom island. A secondary bedroom includes its own private 3-piece ensuite. The Walkout Basement with 9-foot ceilings offers endless future potential while seamlessly connecting to the professionally landscaped backyard oasis with app-controlled irrigation and direct lake access. Additional highlights include solar panels,

central air conditioning, dual furnaces with digital controls, Kinetico water filtration with reverse osmosis, integrated mesh Wi-Fi, automated lighting and window coverings, energy-efficient design, and a triple attached garage. A rare opportunity to own an extraordinary waterfront home offering luxury, technology, and the unmatched four-season lifestyle Mahogany is known for. This is more than a home — it's a lifestyle.