



**GRASSROOTS**  
REALTY GROUP

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**411 Marina Grove SE**  
**Calgary, Alberta**

**MLS # A2309905**



**\$2,995,000**

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

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

**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.