



GRASSROOTS

REALTY GROUP

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**541 Marine Drive SE
Calgary, Alberta**

MLS # A2312598



\$749,900

Division:	Mahogany		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,087 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Chandelier, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Blinds

Welcome to 541 Marine Drive SE, an exceptional bungalow villa in the highly sought-after lake community of Mahogany. Built by award-winning Baywest Homes with superior craftsmanship and premium materials throughout, this stunning home offers the perfect blend of luxury, comfort, and modern technology. Ideally located just steps from Mahogany Village, scenic pathways, the boardwalk, and the Beach Club, the location offers an unmatched lifestyle in one of Calgary's premier communities. The main level showcases an impressive open-concept design featuring soaring 10-foot ceilings, elegant wrought-iron stair railings, and a beautiful gas fireplace with a designer stone surround. The chef-inspired kitchen is a standout, featuring stunning two-toned cabinetry with ceiling-height white uppers and rich navy lower cabinetry and island, a premium stainless steel appliance package, a gas stove, full-height pantry, and an oversized island with eating bar. Thoughtful upgrades throughout the home include central air conditioning, water softener, custom laundry room built-ins, creative kitchen and basement storage solutions, and a beautifully renovated ensuite featuring an upgraded shower and linen storage design. The Wi-Fi enabled washer and dryer offer remote programming and monitoring directly from your phone for added convenience. The fully developed lower level continues the home's spacious feel with 9-foot ceilings, a large recreation room, two additional bedrooms—both featuring walk-in closets—another full bathroom, and a dedicated storage room complete with built-in shelving. Technology enthusiasts will appreciate the extensive smart-home integration throughout. The home features Google Nest climate control, multiple smart security cameras and video doorbells, smart lighting and automation systems, motion sensors, leak

detection systems, Wi-Fi garage controls, and app-based smart home functionality—all conveniently managed through Google Home integration for seamless control and peace of mind. Completing the property is an insulated and drywalled double detached garage with extensive storage solutions and convenient rear lane access. ** See tech upgrades in supplements.