



**817 Marine Drive SE
Calgary, Alberta**

MLS # A2317507



\$684,900

Division:	Mahogany		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,698 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows		
Inclusions:	Basement - Refrigerator, Electric Stove, Dishwasher, Microwave/Hoodfan Combo		

UNBELIEVABLE OPPORTUNITY & A SMART INVESTMENT IN MAHOGANY. This brand-new “Rayn” blends stylish family living with real income potential thanks to a fully developed 2-bedroom, 1-bathroom legal suite with its own private entrance—perfect for rental revenue, extended family, or added flexibility for the future. It’s one of the best 2-bedroom suite layouts you’ll find, with a thoughtful use of space that makes furnishing, living, and renting easy from day one. Inside, the main level feels warm, modern, and highly functional with natural vinyl plank flooring and elevated finishes throughout. The central kitchen is the showpiece, featuring timeless white cabinetry to the bulkhead, a modern backsplash, chimney hood fan, stainless steel appliances, and bright white quartz that wraps the oversized island—ideal for morning coffee, casual meals, or weekend entertaining. The dining area sits perfectly between the kitchen and living room, with room for an extended table when family and friends gather. At the rear of the home, the living room is bright and welcoming with floor-to-ceiling windows that bring in beautiful natural light. A smartly positioned back entry and 2-piece bath add everyday convenience without interrupting the flow of the main living space. Two unique features help set this home apart: a versatile flex room just off the kitchen that works beautifully as a home office, playroom, or fitness space, plus a raised homework/tech nook overlooking the main floor—a fun and functional space that adds personality to the layout. Upstairs, a cozy bonus room offers the perfect spot for movie nights, a kid’s space, or a quiet reading corner. The primary retreat is tucked privately at the back of the home and features an oversized window, generous walk-in closet, and stylish 4-piece ensuite with dual sinks

and a full-size shower. The additional bedrooms are well-sized, while the upper laundry keeps daily routines simple and efficient. The legal basement suite is a major bonus, offering 2 bedrooms, 1 bathroom, its own private entrance & a smart layout that maximizes usable space. Whether you're looking for a mortgage helper, a comfortable space for family, or a long-term investment, this suite adds real value and flexibility. Located in the lake community of Mahogany, this home offers more than just a great floor plan—it offers a lifestyle. Set directly across from the Ollerenshaw Heritage Ranch, you'll enjoy a unique setting with open views and a sense of history right outside your front door. You're also close to Mahogany's main beach access, giving you easy access to the lake, sandy beach, swimming, paddleboarding, skating, playgrounds & year-round community events. With a legal suite, thoughtful design, and a location close to the lake and across from the Ollerenshaw Heritage Ranch, this home is a standout opportunity. **Photos are from the show home/previous builds to demonstrate quality of construction & finishes and may not be an exact representation of this home**