



GRASSROOTS

REALTY GROUP

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236 Marina Grove SE
Calgary, Alberta

MLS # A2322419



\$1,414,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,017 sq.ft.	Age:	2023 (3 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub		
Inclusions:	N/A		

Welcome to 236 Marina Grove SE, a beautifully appointed 6 BEDOOM family home in the award-winning lake community of Mahogany. Offering exceptional curb appeal, a triple attached garage, and a coveted location backing onto green space. Enjoy the sport court just steps away, and a walking path with semi-private lake access. This home perfectly blends style, comfort, and functionality. Designed for today's modern family, the thoughtfully planned main floor features engineered hardwood and spacious gathering areas ideal for both everyday living and entertaining. The chef-inspired kitchen showcases full-height cabinetry, an oversized island with eating bar, a gas cooktop, built-in wall oven, custom hood fan, walk-in pantry, and an adjoining butler's pantry for added storage and prep space. The open-concept layout seamlessly connects the kitchen, dining area, and great room, where a cozy gas fireplace creates a warm and inviting atmosphere. A private main-floor office, perfect for working from home, and a family-sized mudroom complete this level. The upper level offers four spacious bedrooms and a bonus room, including a stunning primary retreat featuring a vaulted ceiling and a spa-inspired ensuite with dual vanities, an oversized shower, and a luxurious soaker tub. The well-designed laundry room includes a sink and additional shelving for convenience. Three additional bedrooms share a well-appointed four-piece bathroom, providing plenty of space for growing families. The fully finished basement expands the home's versatility with two additional bedrooms—a rare and valuable feature—allowing for larger families, guests, or multi-generational living. Additional highlights include central air conditioning, a large rear deck, a substantial concrete patio area, an oversized hot water tank, Gemstone lighting, and a contemporary

interior design palette that is both stylish and timeless. Living in Mahogany means enjoying Calgary's premier four-season lake lifestyle. Residents have access to over 20 acres of private sandy beaches, the Mahogany Beach Club, a splash park, tennis courts, playgrounds, a fishing pier, non-motorized marina, indoor and outdoor fitness amenities, barbeque areas, skating rink, and countless year-round recreational opportunities. Just minutes away, Mahogany's vibrant Urban Village offers an abundance of amenities including Analog Coffee, Diner Deluxe, Bro'Kin Yolk, The Canadian Brewhouse, fitness studios, childcare services, wellness providers, boutique shopping, and more.