



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

202, 140 Marina Cove SE  
Calgary, Alberta

MLS # A2326686



**\$1,894,900**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,890 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage, Insulated		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 928
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Smart Home, Soaking Tub, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

New Price Release &mdash; 10 Luxury Reflection Homes Just Completed, Ready for Immediate Occupancy! The Streams of Lake Mahogany present an elevated single-level lifestyle in our stunning Reflection Estate homes situated parkside on Mahogany Lake. Selected from the renowned Westman Village Community, you will discover THE SPRINGS, a home created for the most discerning buyer, offering a curated space to enjoy and appreciate the hand-selected luxury of a resort-style feel while providing you with a maintenance-free opportunity to lock and leave. Step into an expansive 2000+ builders sq ft stunning home overlooking the gorgeous Mahogany Lake featuring a thoughtfully designed open floor plan inviting an abundance of natural daylight with soaring 10-foot ceilings and floor to ceiling windows. The centralized living area, ideal for entertaining, offers a Built-in ULTRA JennAir appliance package with a 42" - 24.2 Cu Ft., Built-In, paneled, french door refrigerator with Obsidian black interior and built-in icemaker plus water with surround refrigerator Armoire Kit. Additionally, 24" cabinet panel ready dishwasher with stainless steel interior, 36" Professional-Style gas range top, Faber built-in cabinet hood fan, 30" combination wall oven plus microwave and Silhouette Emmental 24" Bev. Center; all nicely complemented by a TERRAZZO Elevated Colour Palette. All feature stunning Quartz countertops. You will enjoy two beautiful bedrooms and a generous central living area. The Primary Suite features a spacious 5-piece oasis-like ensuite with dual vanities, a large soaker tub, a stand-alone shower, and a generous walk-in closet. The Primary Suite and main living area step out to a 36 ft x 17 ft terrace with a lovely view of the stunning Lake. Yours to enjoy and soak in every single day. To complete

the package, you have a sizeable office area adjacent to the spacious laundry room and powder room, which open onto another expansive 25ft terrace, and a double-attached heated garage with a full-width, length driveway. Custom additions to the home include under-cabinet lighting in the kitchen, A/C, a laundry room with a convenient folding counter, a coffee bar, an office space, and more. Jayman's standard inclusions feature their trademark Core Performance, which includes 4 Solar Panels used to power common spaces, Built Green Canada Standard with an Energuide rating, UVC Ultraviolet light air purification system, high-efficiency heat pump for air conditioning, forced air fan coil hydronic heating system, active heat recovery ventilator, Navien-brand tankless hot water heater, triple pane windows and smart home technology solutions. Enjoy Calgary's largest lake, with 21 more acres of beach area than any other community.