



**GRASSROOTS**  
REALTY GROUP

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147 Marina Landing SE  
Calgary, Alberta

MLS # A2338278



**\$1,385,000**

|           |                                                                           |        |                  |
|-----------|---------------------------------------------------------------------------|--------|------------------|
| Division: | Mahogany                                                                  |        |                  |
| Type:     | Residential/House                                                         |        |                  |
| Style:    | 2 Storey                                                                  |        |                  |
| Size:     | 2,765 sq.ft.                                                              | Age:   | 2021 (5 yrs old) |
| Beds:     | 5                                                                         | Baths: | 3 full / 1 half  |
| Garage:   | Double Garage Attached                                                    |        |                  |
| Lot Size: | 0.13 Acre                                                                 |        |                  |
| Lot Feat: | Back Yard, City Lot, Close to Clubhouse, Cul-De-Sac, Landscaped, Low Main |        |                  |

|             |                                                                                                                                                                |            |     |
|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----|
| Heating:    | Forced Air                                                                                                                                                     | 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, Beamed Ceilings, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s) |            |     |
| Inclusions: | TV's                                                                                                                                                           |            |     |

Welcome to this stunning lake access home in a family friendly cul-de-sac in the sought after community of Mahogany! Your kids will never be bored again with a semi-private dock less than a minute away! Paddleboarding and kayaking everyday in the summer and skating in the winter. The main beach and clubhouse are a short walk away. Now let's talk about this gorgeous home! As you enter there is a large foyer and a short hallway with a powder room and office leading to the massive open concept kitchen, dining room and living room combination. The kitchen is beautiful with an oversized kitchen island bordering the expansive dining room. Next to the dining room is a bright living room with a cozy gas fireplace. Off the dining room is a covered patio with a privacy screen and a fully fenced west back yard with a dog run. The back gate leads to the pathway to the semi private dock. Heading upstairs there is a primary bedroom with custom built-ins and a large walk in closet. The spa like ensuite is something you would see in a magazine! So pretty with a big shower and a beautiful soaker tub. The rest of the floor has another 3 bedrooms with a bonus room and a 4 piece bathroom. Downstairs is another bedroom, a wet bar, a family room and another 4 piece bathroom! Call your favorite realtor today for a showing!