



GRASSROOTS
REALTY GROUP

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301, 120 Marina Cove SE
Calgary, Alberta

MLS # A2342326



\$1,274,900

Division:	Mahogany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,598 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 808
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Stone	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Built-in Features, High Ceilings, Quartz Counters, Smart Home, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: TV, Soundbar, solar panels, dyson vac

Welcome to a different kind of Mahogany living—where the lawnmower can officially retire and your weekends are free to involve the lake, travel, dinner with friends or absolutely nothing at all. Located in ****Reflections at The Streams of Lake Mahogany****, this beautifully appointed Cascade bungalow-style townhome offers 1598 sq.ft. of sophisticated single-level living with 2 bedrooms, 2 bathrooms, a dedicated office and an attached heated double garage....THE EASE OF SINGLE-LEVEL LUXURY LIVING begins with soaring 10' ceilings, oversized windows and an open floorplan filled with natural light. Hardwood flooring and elevated finishes give the home a polished feel without making it too precious to actually live in....A KITCHEN THAT DESERVES MORE THAN TAKEOUT sits at the centre of the home with quartz countertops, generous cabinetry, walk-in pantry and a built-in KitchenAid appliance package including gas cooktop, wall oven, convection microwave, dishwasher and French-door refrigerator....A PRIMARY RETREAT WITH A LITTLE LUXURY HOTEL ENERGY offers direct access to the expansive terrace, a generous walk-in closet and a spa-inspired 5-piece ensuite with dual vanities, soaker tub and stand-alone shower. A spacious second bedroom, full bathroom and separate office add everyday flexibility....A LAKE VIEW, GREEN SPACE AND PATHWAYS RIGHT OUTSIDE YOUR DOOR make the setting especially appealing. The home is adjacent to green space and pathway connections leading toward the Lake Boardwalk, while the large balcony enjoys a beautiful lake view—ideal for morning coffee, evening wine or simply enjoying the scenery....LOADED WITH THE BELLS, WHISTLES AND SMARTER-HOME EXTRAS including custom window coverings, solar panels, central air conditioning, smart-home

technology, triple-pane windows, tankless hot water, a high-efficiency heat-pump system, heat recovery ventilation and UVC air purification. ... Add a HEATED DOUBLE ATTACHED GARAGE, full-width driveway, in-suite laundry and condo-maintained exterior, and this is exactly the sort of lock-and-leave lifestyle that makes getting away for a few weeks wonderfully uncomplicated. ... And then there's Mahogany itself, with private beaches, year-round lake recreation, beautiful walking and cycling pathways, natural areas and wetlands, plus the shops, restaurants and services of Mahogany and Westman Village nearby. ... Refined, exceptionally well equipped and refreshingly easy to live in, this is MAHOGANY'S LOCK-AND-LEAVE LIFESTYLE DONE RIGHT —with a lake view, green space at your doorstep and more time left over to enjoy it.