



GRASSROOTS
REALTY GROUP

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655 Marine Drive SE
Calgary, Alberta

MLS # A2347320



\$699,000

Division:	Mahogany		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	977 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows		

Inclusions: TV wall mounts (excluding the TV's)

Welcome to this beautifully finished bungalow with NO CONDO FEE, located in Mahogany, one of Calgary's most desirable communities, where year-round lake living meets an exciting everyday lifestyle with shopping, dining, schools, parks, and more just moments away. This home offers a thoughtful layout coupled with the kind of care and attention every home buyer hopes for. You can rest assured that every detail has been taken care of, from a fully finished basement to central A/C, and a fully landscaped &low-maintenance& yard. The main floor was designed for comfort and style with high ceilings, luxury vinyl plank flooring, along with a modern kitchen showcasing full-height cabinets, quartz countertops, and stainless steel appliances. The bright, welcoming living room is anchored by a gas fireplace beautifully framed by designer tile. Retreat to the primary bedroom with a spa-like ensuite complete with dual vanity and an oversized tile shower. Downstairs, the basement is fully developed with two additional bedrooms, a rec room, and full bathroom all under high ceilings - giving you plenty of space to live, work, and entertain. Throughout the home, you'll appreciate custom window coverings, with many of them automated for convenience, adding both comfort and elevated finishes. Outside, enjoy low-maintenance landscaping with high-end artificial turf, a stone patio, and rock features, fully fenced for your privacy. Parking is easy with a single detached garage featuring a slat wall storage system, along with a parking pad for one additional vehicle. This home is truly move-in ready—crafted for a lifestyle where you can simply enjoy all Mahogany has to offer. No condo fees and no condo board bylaws - giving you the versatility to rent the property seasonally or as you see fit.

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