



GRASSROOTS
REALTY GROUP

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179 Marina Grove SE
Calgary, Alberta

MLS # A2347627



\$1,100,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,719 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, High Ceilings, Kitchen Island		

Inclusions:	N/A
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Welcome to "Marina Haven in Mahogany", where this brand-new Baywest Homes residence combines elevated finishes, thoughtful design and exceptional everyday function. Offering over 2700 SQ. FT. ABOVE GRADE, the home features four bedrooms upstairs, a dedicated main-floor office, a generous bonus room and an undeveloped basement ready for future customization. A major highlight is the TRIPLE ATTACHED GARAGE, offering excellent space for vehicles, storage, bikes and recreational gear. Set on a SOUTH-FACING LOT, the home is also ideally located near green space and pathways leading to **TWO SEMI-PRIVATE SHARED LAKE-ACCESS DOCKS**. | The main floor is warm and contemporary, with hardwood flooring and a refined neutral palette. The kitchen showcases a sophisticated mix of off-white and warm wood-toned cabinetry, quartz countertops, tile backsplash, floating shelves, statement lighting, extra pot-and-pan drawers and a full appliance package including refrigerator, dishwasher, range, chimney-style hood fan and built-in microwave. The kitchen opens to the dining area and great room, where a fireplace and oversized sliding patio doors create a bright, inviting gathering space. A large pantry and butler's entry add valuable storage and prep space, while the mudroom, powder room and dedicated office complete the main level. | Upstairs, a spacious central bonus room separates the primary suite from three generously sized secondary bedrooms. The family bathroom includes dual sinks, a tub/shower combination and nearby linen storage. The upper laundry room offers added convenience with storage, a rough-in for a future sink and direct walk-through access to the primary walk-in closet. The south-facing primary retreat features an ensuite with dual sinks, quartz surfaces, a large soaker tub, separate shower

and private water closet. | The undeveloped basement is finished to the bottom of the stairs and offers excellent future potential, with bathroom and bedroom rough-ins already in place and room for a large recreation area, storage and a possible sixth bedroom. | Living in Mahogany means enjoying one of Calgary's most amenity-rich lake communities, with **two beach areas, wetlands, parks and kilometres of pathways throughout the neighbourhood. Commuting is convenient with easy access to Deerfoot Trail and Stoney Trail, while nearby Seton's Urban District offers the South Health Campus, Brookfield Residential YMCA, VIP Cinemas, restaurants, shopping and everyday services. Schools at multiple levels are also close by. | With a TRIPLE GARAGE, FOUR BEDROOMS UP, SOUTH-FACING LOT AND TWO SEMI-PRIVATE SHARED DOCKS NEARBY, this Baywest-built home delivers an impressive combination of space, function and access to the Mahogany lake lifestyle.