



GRASSROOTS
REALTY GROUP

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202, 140 Marina Cove SE
Calgary, Alberta

MLS # A2349202



\$1,799,900

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 928
Basement:	None	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	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)		
Inclusions:	N/A		

NEW PRICE RELEASE | LAST OPPORTUNITY | COMPLETE AND READY FOR IMMEDIATE OCCUPANCY Welcome to The Springs at #202, 140 Marina Cove SE—an exceptional Reflection Estate residence in The Streams of Lake Mahogany. Inspired by the renowned homes of Westman Village, this sophisticated single-level property offers resort-style living, expansive outdoor spaces and convenient lock-and-leave freedom. Offering 2,053 sq. ft., two bedrooms plus an office, 2.5 bathrooms and an attached heated double garage, this completed home features 10-foot ceilings, hardwood flooring, triple-pane windows and abundant natural light. The open-concept kitchen, dining and living area offers approximately 722 sq. ft. of beautifully connected entertaining space, complemented by greenspace views and an elegant electric fireplace. The chef-inspired kitchen showcases quartz countertops, under-cabinet lighting, an upgraded built-in cabinet package with spice tray, utensil tray and recycling pull-outs, additional cabinetry and a generous island with eating bar. The ULTRA JennAir appliance package includes a 42-inch panelled French-door refrigerator with Obsidian interior, icemaker and water dispenser; panel-ready dishwasher; 36-inch professional-style gas rangetop; Faber cabinet hood fan; 30-inch combination wall oven and microwave; and a 24-inch Silhouette beverage centre. Jayman’s refined Terrazzo Elevated colour palette completes the design. The spacious primary retreat includes a large windowed walk-in closet and luxurious five-piece ensuite with dual vanities, deep soaker tub, separate shower and private water closet. A generously sized second bedroom provides comfort and privacy for family or guests. The main living area, dining room and primary suite open onto an extraordinary, covered terrace measuring approximately 35'10"

x 17'3" and offering 570 sq. ft. of outdoor living space. A second 194 sq. ft. terrace, measuring approximately 25'7" x 8', extends from the office area—ideal for working, relaxing or entertaining outdoors. A dedicated office, powder room and spacious laundry room with folding counter complete the interior. The private heated double garage includes an epoxy floor and full-width driveway. Jayman's Core Performance inclusions feature four solar panels, BUILT GREEN® Canada construction with an EnerGuide rating, high-efficiency heat pump for air conditioning, forced-air fan-coil hydronic heating, active heat-recovery ventilation, Navien tankless hot water, triple-pane windows and smart-home technology. Enjoy Calgary's largest lake community, beautiful beaches, pathways, recreation and an elevated maintenance-free lifestyle. The Springs is complete, move-in ready and available for immediate occupancy. Contact your REALTOR® today for the newly released price and a private viewing.