



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

351 Marina Landing SE
Calgary, Alberta

MLS # A2349218



\$1,649,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,111 sq.ft.	Age:	2022 (4 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Garage Door Opener, In Garage Electric Vehicle Charging Station(s), Triple G		
Lot Size:	0.17 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Chandelier, Double Vanity, French Door, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Open House, October 10 from 12 - 2 pm. Welcome to this exceptional luxury home in the award-winning lake community of Mahogany! Built by Calbridge Homes with the highly sought-after Serenity II floor plan, offering more than 4,400 sq. ft. of luxurious living space across three levels, this meticulously upgraded residence offers an impressive blend of elegance, functionality, and modern convenience. A grand double-door entry welcomes you into a thoughtfully designed layout featuring 9' ceilings throughout, 8' interior doorson both the main and upper floors, upgraded lighting, and a spacious main-floor flex room perfect for a home office or guest space. The stunning executive kitchen is complemented by a fully equipped spice kitchen, making it ideal for entertaining and everyday living. The inviting living room showcases a beautiful gas fireplace with floor-to-ceiling tile surround, while additional windows fill the home with natural light. Upstairs, you'll find a spectacular vaulted bonus room, dual primary suites, and a luxurious owner's retreat featuring a tray ceiling, custom wooden walk-in closet, and an upgraded 5-piece ensuite. Every upstairs bathroom is finished with tile to the ceiling, while the laundry room includes a sink rough-in and custom wooden linen storage. This home is loaded with premium upgrades, including built-in Sonos speakers throughout, a Kinetico water softener, central air conditioning, Gemstone permanent exterior lighting (front and back), EV charger rough-in, and a triple attached garage complete with a water connection. Step outside onto the full-length deck overlooking the walkout basement, with a hot tub rough-in already in place. The extended driveway and low-maintenance backyard add even more convenience. Enjoy the best of lake living with semi-private access to Mahogany Lake, along with nearby parks, schools, shopping,

restaurants, and all the exceptional amenities that make Mahogany one of Calgary's most desirable communities. Luxury, space, and thoughtful upgrades throughout—this is a home that truly stands apart. Don't miss this rare opportunity to own one of Mahogany's finest homes.