

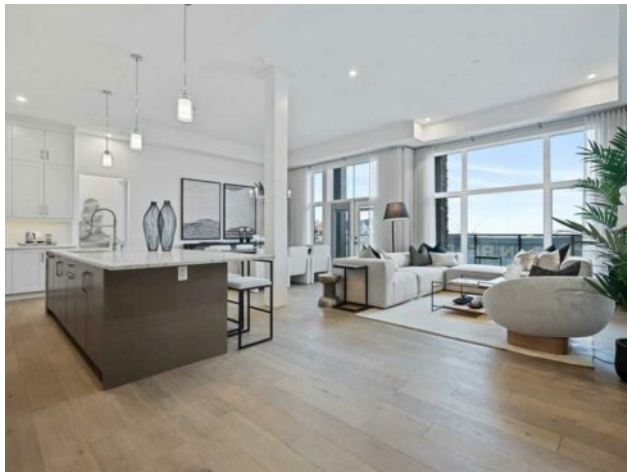


GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

101, 170 Marina Cove SE
Calgary, Alberta

MLS # A2210829



\$1,464,900

Division:	Mahogany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,626 sq.ft.	Age:	2023 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached, Heated Garage, Insulated		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 711
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		

The Streams of Lake Mahogany present an elevated single-level lifestyle in our stunning Reflection Estate homes situated on the lakeside of Mahogany Lake. Selected carefully from the best-selling renowned Westman Village Community, you will discover THE BROOK, a home created for the most discerning buyer, offering a curated space to enjoy and appreciate the hand-selected luxury of a resort-style feeling while providing you a maintenance-free opportunity to lock and leave. Step into an expansive 1700+ builders' sq ft stunning home with 12' ceiling heights with views of Lake Mahogany featuring a thoughtfully designed open floor plan, inviting an abundance of natural daylight with soaring ceilings and oversized windows. The centralized living area, ideal for entertaining, offers a Built-in ULTRA JennAir appliance package with a 42" Refrigerator Armoire Kit, 24" cabinet panel ready, French door refrigerator with Obsidian black interior and built-in icemaker and water with 42" Refrigerator Armoire Kit, 24" cabinet panel ready dishwasher with stainless steel interior, 36" Professional-Style gas range top, Faber built-in cabinet hood fan, 30" combination wall oven and microwave and Silhouette Emmental 24" Bev. Center. The elevated package includes rich two tone cabinets in the kitchen with oversized hardware; stone colour tile at the kitchen backsplash; soft close cabinetry, angled front hood fan shroud, sil granite undermount sink, Spice Door Tray, Utensil Tray and Built In recycle bins, under cabinet lighting and a stylish modern light package. All are highlighted with White Macabus vein-cut quartzite countertops. You will enjoy two bedrooms on either side, nicely framing the central living area, with the Primary Suite featuring a spacious 5-piece oasis-like ensuite with dual vanities, a large soaker tub, a stand-alone shower, and a generous

walk-in closet with built-ins. The Primary Suite and main living area step out to a 54ft terrace with beautiful views. Yours to soak in every single day. To complete the package, you have a sizeable foyer, and the spacious laundry room is adjacent to the entry of your private double-attached heated garage. Jayman's standard inclusions feature their trademark Core Performance, which includes Solar Panels, Built Green Canada Standard with an Energuide rating, UVC Ultraviolet light air purification system, high-efficiency heat pump for air conditioning, forced air fan coil hydronic heating system, active heat recovery ventilator, Navien-brand tankless hot water heater, triple pane windows and smart home technology solutions. Enjoy Calgary's largest lake, with 21 more acres of beach area than any other community. Enjoy swimming, canoeing, kayaking, pedal boating in the summer, skating, ice fishing, and hockey in the winter with 2 private beach clubs and a combined 84 acres of lake & beachfront to experience. Retail shops & professional services at Westman Village & Mahogany's Urban Village are just around the corner, waiting to be discovered.