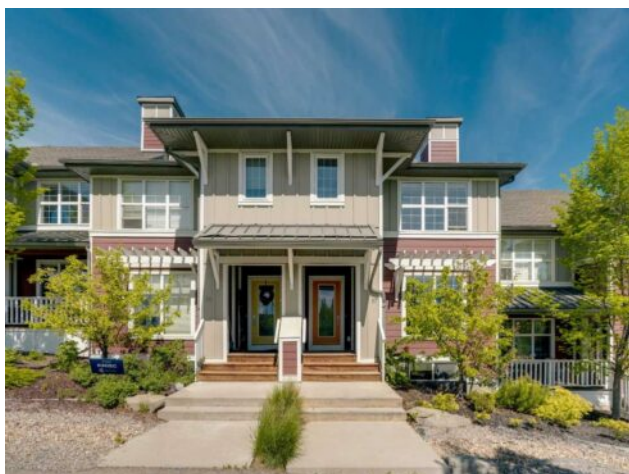


117 Marine Drive SE
Calgary, Alberta

MLS # A2224405



\$595,900

Division:	Mahogany		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,349 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: n/a

OPEN HOUSE - Sunday, June 8, 3:00-5:00 - Welcome to 117 Marine Drive SE, a beautifully crafted 2-storey townhome with NO CONDO FEES located in the award-winning lake community of Mahogany. Perfectly positioned just steps from the lake and park gates, this home blends style, comfort, and convenience for exceptional everyday living. With 4 bedrooms, 3.5 bathrooms, and a fully finished basement, this property is ideal for families, professionals, or anyone looking to enjoy the best of lakeside living. From the moment you step inside, you'll appreciate the upgraded laminate flooring, expansive windows, and open-concept design that seamlessly integrates the living room, dining area, and kitchen. Whether you're hosting guests or enjoying a quiet evening at home, this space offers both warmth and functionality. The kitchen is a standout feature, boasting quartz countertops, a generous island with a double sink, and plenty of cabinetry for storage. Sunlight pours in through large windows, creating a bright and welcoming atmosphere throughout. A convenient half bath is tucked away on the main floor, making entertaining easy and practical. Upstairs, you'll find three well-appointed bedrooms, all with lake views—a rare and desirable feature. The primary suite is a true retreat, featuring a private 3-piece ensuite and a walk-in closet with ample storage. A full 4-piece bathroom serves the additional bedrooms, while a built-in hallway storage nook adds functionality and thoughtful design. The fully finished basement offers even more versatility, with a spacious fourth bedroom, another full bathroom, a bonus/flex area perfect for a home office or playroom, and a laundry room with additional space for storage or organization. Step outside to your private, fully fenced backyard, complete with a deck—perfect for barbecues, relaxing

with family, or enjoying warm summer evenings. The detached double garage offers secure parking and extra storage, and fresh painting throughout the home makes it look and feel brand new! All of this is set within Mahogany, one of Calgary's most sought-after neighbourhoods, known for its lake access, beach club, scenic pathways, parks, playgrounds, and vibrant community spirit. Just minutes from shopping, dining, schools, and transit, this is an opportunity to live in a home that truly has it all. Don't miss out—come experience the Mahogany lifestyle at 117 Marine Drive SE!