

201, 130 Marina Cove SE
Calgary, Alberta

MLS # A2268430

\$1,279,900



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| Division: | Mahogany | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 1,644 sq.ft. | Age: | 2023 (3 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Double Garage Attached, Heated Garage, Insulated | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|---|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 822 |
| 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 — 10 Luxury Reflection Homes Just Completed, Ready for Immediate Occupancy! The Streams of Lake Mahogany offer an elevated single-level lifestyle in our stunning Reflection Estate homes, situated on the parkside of Mahogany Lake. Selected from the renowned Westman Village Community, you will discover THE CASCADE, a home crafted for the most discerning buyer, offering a curated space to enjoy and appreciate the hand-selected luxury of a resort-style feel while providing you with a maintenance-free opportunity to lock and leave. Step into an expansive 1700+ builders sq ft stunning home overlooking a gorgeous greenspace adjacent to Mahogany Lake featuring a thoughtfully designed open floor plan inviting an abundance of natural daylight with soaring 10-foot ceilings and oversized windows. The centralized living area, ideal for entertaining, offers a Built-in ULTRA JennAir appliance package with a French Door Refrigerator and internal ice maker and water dispenser, a 36" gas cooktop, a dishwasher with a stainless steel interior, and a 30-inch wall oven with microwave; all nicely complemented by an Elevated Luxe Noir Color Palette. All feature stunning Quartz countertops. You will enjoy two beautiful bedrooms and a generous central living area. The Primary Suite features a spacious 5-piece oasis-like ensuite with dual vanities, a large soaker tub, a stand-alone shower, and a generous walk-in closet. The Primary Suite and main living area step out to a 39ftx15ft terrace with a lovely view of the greenspace. Yours to enjoy and soak in every single day. To complete the package, you have a sizeable office area adjacent to the spacious laundry room and a double attached heated garage with a full-width driveway. Custom additions to this home include under-cabinet lighting, an upgraded Moen black

plumbing fixture package, air conditioning, a convenient laundry room with a folding table, a stunning electric fireplace, and an expansive covered terrace with access from the Living Room, Dining Room, and owner's suite. Upgraded built-in cabinet package with spice tray, utensil tray and recycling pull-out bins. Upgraded with a coffee bar. 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.