

**244 Marina Grove SE  
Calgary, Alberta**

**MLS # A2243079**



# \$1,250,000

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,783 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Greenbelt, Level, Low Maintenance Landscap		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Dry Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** n/a

Welcome to your dream home in the heart of Mahogany, Calgary's premier lake community—just around the corner from gated access to a semi-private dock, inviting you to embrace year-round lake living. This exceptional home blends timeless modern farmhouse design with warm, organic finishes and over 3,800 sq ft of professionally developed, family-focused space. Step onto the charming arched front porch and into a main floor that wows with a bright home office behind a stylish barn door, a custom mudroom with bench and open lockers, and a layout where design meets function. At the heart of the home, the expansive kitchen and generous dining area are perfect for gatherings, featuring a massive island with farmhouse sink, walk-in pantry with built-ins, and a dedicated prep zone. The adjoining living room is anchored by a stunning brick fireplace—offering character, charm, and cozy evenings in. Upstairs, four spacious bedrooms, a full bath with dual sinks and separate shower area, and a bright laundry room with sink add thoughtful touches for busy family life. A sunken bonus room with 9' ceilings offers a perfect flex space, while the elegant primary suite feels like a retreat with its tray ceiling, spa-inspired ensuite, freestanding tub, tiled walk-in shower, and a dream walk-in closet. The builder-finished basement opens up more possibilities with a huge rec room and theatre space wired for three TVs—ideal for movie nights or watching multiple games at once. You'll also find a full bath, a versatile home gym or fifth bedroom, and an oversized storage room for seasonal gear. Step outside to a beautifully landscaped backyard with green space and a scenic walking path for privacy and tranquility. Over \$20,000 in poured stamped and brushed concrete creates a low-maintenance oasis, complete with space for a hot tub,

basketball court, and extended patio&mdash;perfect for summer BBQs, fires, and fun. All this, just minutes from Mahogany&rsquo;s main beach, top schools, restaurants, shopping, and south access routes. This is lake living at its finest.