

148 Marina Grove  
Calgary, Alberta

MLS # A2272153

**\$1,249,000**



<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,736 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Driveway, Front Drive, Garage Faces Front, Off Street, T		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Street Lighting		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone	<b>Zoning:</b>	R-G Residential - Low Den
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		
<b>Inclusions:</b>	Basement Refrigerator, Basement Stove, Basement Microwave, Basement Dishwasher, Basement Washer, Basement Dryer		

SEMI PRIVATE LAKE ACCESS ~ Perfectly placed in Mahogany Haven the newest estate area of Mahogany&hellip;This brand-new Baywest &ldquo;Rosebud floorplan&rdquo; Triple garage 4 Bedrooms up home delivers a luxurious, spacious feel from the moment you arrive and comes with a rare Legal 2 bedroom suite in lower level. Move-in ready and covered under new home warranty, it offers the rare combination of upscale luxurious finishings, thoughtful design, and a setting that&rsquo;s genuinely hard to beat. The bright entry flows into a wraparound hallway connecting the triple garage, half bath, and a quiet office&mdash;perfect for remote work or study. In the main living area main floor with wide plank engineered flooring and 10&rsquo; ceilings, oversized windows frame serene green space views, while the modern kitchen shines with brand-new appliances, a wall oven and microwave, a sleek induction cooktop, and a large island designed for gathering. The dining area opens onto the deck, creating an effortless indoor-outdoor flow, and the living room&rsquo;s fireplace feature wall brings warmth and style. Upstairs, the loft adds flexible living space&mdash;movie nights, play area, reading nook, you choose. Three comfortable secondary bedrooms share a clean, modern 3-piece bath, while the primary suite stands out as a true retreat. Flooded with natural light, it features a 5-piece ensuite with a soaker tub, double vanity, and walk-in shower, plus a walk-in closet that connects directly to the laundry room for maximum convenience. The fully finished basement makes this home even more compelling: a legal two-bedroom suite with private side entrance, full kitchen, bathroom, and storage. Whether you&rsquo;re looking for an ideal rental, multigenerational living, or a private guest space, this suite delivers real value. And then there&rsquo;s the

location&mdash;this property backs onto a peaceful green space with walking paths that lead directly to a gated, semi-private dock just for local residents. It&rsquo;s an elevated lifestyle feature you won&rsquo;t find every day. Living in Mahogany means enjoying Calgary&rsquo;s premier four-season lake community. From paddleboarding and beach days in summer to skating and festive lights in winter, there&rsquo;s always something to enjoy. With shops, restaurants, parks, schools, and endless pathways just minutes away, Mahogany offers a balanced, connected way of life that feels welcoming from day one. And owning a Baywest built home means living in thoughtful design and luxury. Don&rsquo;t wait on this home&hellip;You could be in for Christmas!