

**127 Marina Landing SE
Calgary, Alberta**

MLS # A2277370

\$1,595,000



Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,860 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Landscaped, Irrigation		

Heating: In Floor, Fireplace Insert, Forced Air, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Stone, Stucco

Zoning: R-G

Foundation: Poured Concrete

Utilities: -

Features: Bar, Beamed Ceilings, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Smart Home, Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound

Inclusions: Coffee Machine, Blackstone Grill, Napoleon BBQ, Outdoor Bar Fridge, Calcana Heater, Hot Spring Hot Tub, Gas Firepit, Reznor heater in garage, pro slat walls (no accessories included), shelving above garage door opener, Security System, Sono amps, UNFI dream machine, POE 16 POE switch, projector in basement, projector screen in basement, wall speakers, 3 tv brackets (except primary), lutron lighting modules/remotes, ceiling speakers, brilliant home automation system, ubiquiti WAPS

Welcome to a rare opportunity to own a truly ONE-OF-A-KIND luxury residence in Calgary's premier lake community of Mahogany. Tucked away on a quiet cul-de-sac and backing directly onto green space with access to a semi-private dock, this exceptional home delivers an unparalleled blend of privacy, convenience, and resort-style living with quick in-and-out neighbourhood access. Set on a west-facing lot, the backyard is nothing short of spectacular — a private, resort-inspired oasis designed for both everyday enjoyment and unforgettable entertaining. A custom-built composite deck is crowned with a Suncoast retractable roof and screens, allowing you to control sunlight, shade, and privacy with ease. Outdoor living is elevated with a Hot Springs salt-water hot tub, a fully equipped outdoor kitchen featuring a BBQ and Blackstone grill, and a separate flagstone patio centered around a built-in round fire bowl. Low-maintenance artificial turf and generous gathering spaces complete a backyard that truly stands alone in design and functionality. Inside, the main level is anchored by a show-stopping chef's kitchen with a massive granite island, premium Miele appliances, and a walk-in pantry with extensive custom cabinetry and shelving. The open-concept living and dining areas flow effortlessly, highlighted by a striking stone gas fireplace and expansive windows that flood the home with natural light. A custom mudroom with built-in benches and storage, along with a perfectly placed home office, complete the main floor with style and practicality. Upstairs, the vaulted-ceiling bonus room with faux wood beams creates instant visual impact and a welcoming family retreat. All three bedrooms are generously sized, complemented by convenient upper-level laundry. The primary suite is a sanctuary, featuring a large walk-in closet with built-ins and a

spa-inspired ensuite showcasing dual vanities, a glass-enclosed shower, in-floor heat, and a luxurious soaker tub —; your own private escape. The fully developed basement extends the home's versatility with a recreation room complete with screen and projector, full wet bar, a 4th bedroom, and a full bathroom —; ideal for entertaining or hosting guests. The attention to detail continues in the triple attached garage, equipped with a Reznor heater, ProSlat wall storage system, and an epoxy-finished floor. Additional upgrades include central AC, a full security system with upgraded cameras, Lutron lighting with full home automation, Hunter Douglas automated blinds, gemstone exterior lighting, irrigation, a front-yard bubbler rock, and a complete home sound system. Mahogany is Calgary's premier lake community, where residents enjoy the city's largest freshwater lake, sandy beaches, and a stunning 74-acre natural wetland. From sunrise paddleboarding to evening strolls along 22 km of scenic pathways, year-round recreation, and family-friendly amenities, the lifestyle here is second to none. This is more than a home —; it's a lifestyle!