

\$1,025,000 - 119 Marina Cove Se, Calgary

MLS® #A2233168

\$1,025,000

3 Bedroom, 3.00 Bathroom, 1,370 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

**** OPEN HOUSE ** SUNDAY SEPTEMBER 7TH 12pm-2PM** **Discover â€”The Streamsâ€™™ of Lake Mahogany â€” where luxury meets lifestyle in a tranquil, park-lined enclave surrounded by scenic pathways and modern architectural elegance. Step through the grand entryway into a spacious, welcoming foyer that sets the tone for the refined living experience ahead. The home opens effortlessly into a gourmet kitchen, where soaring 9-foot ceilings create an airy ambiance. This culinary space impresses with striking two-tone cabinetry, quartz countertops, a large center island, undermount sink, gas cooktop, and a premium built-in KitchenAid appliance package. LED under-cabinet lighting and a sleek design underscore the kitchenâ€™™s sophisticated style. Beyond the kitchen, the open-concept layout flows into the Great Room, anchored by an electric fireplace and framed by large windows that fill the space with natural light. Just off this elegant main living area, the primary suite is a private retreatâ€”bright and expansive with serene views. The spa-inspired ensuite features dual vanities, an oversized soaker tub, a standalone glass shower, and a spacious walk-in closet. On this level, you will also enjoy direct access to the main floor laundry and a second half bathâ€”designed for ultimate convenience. Venture into the fully finished basement, a flexible space ideal for relaxation and entertainment. Here you'll find a generous recreation room, cozy lounge area, two



additional bedrooms, a full bathroom and a laundry room (currently being used as a shoe bedroom/closet)â€”perfect for extended family or visiting guests. The double attached garage provides secure, all-season convenience, while the low-maintenance backyard opens to a serene natural setting, complete with a gentle stream that brings a sense of calm and connection to the outdoors. Designed with modern efficiency in mind, this home meets BuiltGreen Canada standards and includes forward-thinking features such as solar panels, a UV-C air purification system, triple-pane windows, Navien tankless hot water, dual-zone high-efficiency furnace with MERV 13 filters, an active heat recovery ventilator, and EV charging rough-in. Welcome to a thoughtfully designed residence that blends contemporary style, intelligent technology, and the tranquility of nature. Enjoy one of Calgaryâ€™s largest lakes with swimming, canoeing, kayaking, pedal boating in the summer, skating, ice fishing, and hockey in the winter with 2 private beach clubs along with retail shops & professional services at Westman Village nearby shopping plazas.

Built in 2022

Essential Information

MLS® #	A2233168
Price	\$1,025,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,370
Acres	0.00
Year Built	2022
Type	Residential

Sub-Type	Semi Detached
Style	Side by Side, Villa
Status	Active

Community Information

Address	119 Marina Cove Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3P4

Amenities

Amenities	Picnic Area
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Smart Home, Soaking Tub, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Stone Counters
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Tankless Water Heater, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Electric, Family Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Landscaped, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Wood Frame, Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 22nd, 2025
Days on Market	75
Zoning	DC
HOA Fees	450
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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