

# \$1,250,000 - 244 Marina Grove Se, Calgary

MLS® #A2243079

**\$1,250,000**

5 Bedroom, 4.00 Bathroom, 2,783 sqft

Residential on 0.11 Acres

Mahogany, Calgary, Alberta

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—perfect for summer BBQs, fires, and fun.

All this, just minutes from Mahogany™s main beach, top schools, restaurants, shopping, and south access routes. This is lake living at its finest.

Built in 2022

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2243079    |
| Price          | \$1,250,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,783       |
| Acres          | 0.11        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|         |                     |
|---------|---------------------|
| Address | 244 Marina Grove Se |
|---------|---------------------|

|             |          |
|-------------|----------|
| Subdivision | Mahogany |
| City        | Calgary  |
| County      | Calgary  |
| Province    | Alberta  |
| Postal Code | T3M 3J4  |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Dry Bar |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range, Washer, Window Coverings               |
| Heating           | Forced Air                                                                                                                          |
| Cooling           | Central Air                                                                                                                         |
| Fireplace         | Yes                                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                                   |
| Fireplaces        | Family Room, Gas                                                                                                                    |
| Has Basement      | Yes                                                                                                                                 |
| Basement          | Finished, Full                                                                                                                      |

### **Exterior**

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Lighting, Basketball Court                                                      |
| Lot Description   | Backs on to Park/Green Space, Level, Low Maintenance Landscape, Views, Yard Lights, Greenbelt |
| Roof              | Asphalt Shingle                                                                               |
| Construction      | Stone, Stucco                                                                                 |
| Foundation        | Poured Concrete                                                                               |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 7               |
| Zoning         | R-G             |
| HOA Fees       | 946             |
| HOA Fees Freq. | ANN             |

Listing Details

Listing Office                      eXp Realty

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