# \$1,342,900 - 101, 180 Marina Cove Se, Calgary

MLS® #A2236030

\$1,342,900

2 Bedroom, 2.00 Bathroom, 1,600 sqft Residential on 0.00 Acres

Mahogany, Calgary, Alberta

The Streams of Lake Mahogany present an elevated single-level lifestyle in our stunning Reflection Estate homes situated on Lake Side on Mahogany Lake. Selected carefully from the best-selling renowned Westman Village Community, you will discover THE BROOK, a home created for the most discerning buyer, offering a curated space to enjoy and appreciate the hand-selected luxury of a resort-style feeling while providing you a maintenance-free opportunity to lock and leave. Step into an expansive 1700+ builders sq ft stunning home with 10' ceiling heights overlooking Mahogany Lake featuring a thoughtfully designed open floor plan inviting an abundance of natural daylight with soaring 10-foot ceilings and oversized windows. The centralized living area, ideal for entertaining, offers a Built-in KitchenAid sleek stainless steel package with French Door Refrigerator and internal ice make and water dispenser, a 36-inch 5 burner gas cooktop, a dishwasher with a stainless steel interior, and a 30-inch wall oven with convection microwave; all nicely complimented by the Charcoal Elevated Color Palette. The elevated package includes rich tone cabinets in the kitchen with oversized hardware; glossy subway tile at the kitchen backsplash; soft close cabinetry with 36" uppers, angled front hood fan shroud, sil granite undermount sink, upgraded pantry, under cabinet lighting and a stylish modern light package in a beautiful finish to match. All are highlighted with bright white Quartz







countertops. You will enjoy two bedrooms on either side, nicely framing in the central living area, with the Primary Suite featuring a spacious 5-piece oasis-like ensuite with dual vanities, a large soaker tub, a stand-alone shower, and a generous walk-in closet with built-ins. The Primary Suite and main living area step out to a 54ft terrace with a gorgeous view of the Lake. Yours to soak in every single day. To complete the package, you have a sizeable foyer, and the spacious laundry room is adjacent to the entry of your private double-attached heated garage with a full-width driveway. Jayman's standard inclusions feature their trademark Core Performance, which includes Solar Panels, Built Green Canada Standard with an Energuide rating, UVC Ultraviolet light air purification system, high-efficiency heat pump for air conditioning, forced air fan coil hydronic heating system, active heat recovery ventilator, Navien-brand tankless hot water heater, triple pane windows and smart home technology solutions. Enjoy Calgary's largest lake, with 21 more acres of beach area than any other community. Enjoy swimming, canoeing, kayaking, pedal boating in the summer, skating, ice fishing, and hockey in the winter with 2 private beach clubs and a combined 84 acres of lake & beachfront to experience. Retail shops & professional services at Westman Village & Mahogany's Urban Village are just around the corner, waiting to be discovered.

Built in 2023

#### **Essential Information**

MLS® # A2236030 Price \$1,342,900

Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 1,600 Acres 0.00

Year Built 2023

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 101, 180 Marina Cove Se

Subdivision Mahogany

City Calgary
County Calgary
Province Alberta
Postal Code T3M 3P4

## **Amenities**

Amenities Elevator(s), Picnic Area, Visitor Parking

Parking Spaces 4

Parking Double Garage Attached, Heated Garage, Insulated

# of Garages 2

#### Interior

Interior Features Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High

Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Smart Home, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s),

Stone Counters, Low Flow Plumbing Fixtures, Recessed Lighting

Appliances Dishwasher, Garage Control(s), Gas Cooktop, Humidifier, Microwave,

Range Hood, Built-In Refrigerator, Oven-Built-In

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Electric, Great Room, Decorative

# of Stories 3

Basement None

#### **Exterior**

Exterior Features Courtyard, Fire Pit, Built-in Barbecue

Roof Asphalt Shingle

Construction Stone, Wood Frame, Composite Siding

Foundation Poured Concrete

### **Additional Information**

Date Listed July 1st, 2025

Days on Market 126
Zoning DC

HOA Fees 595

HOA Fees Freq. ANN

# **Listing Details**

Listing Office Jayman Realty Inc.

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