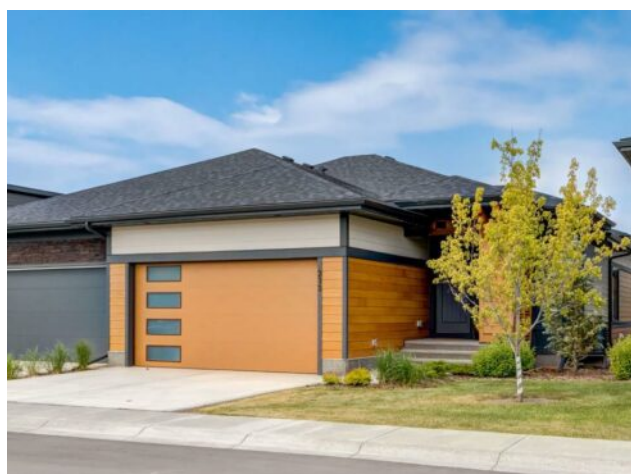


**213 Marina Cove SE**  
**Calgary, Alberta**

**MLS # A2228325**



**\$1,150,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow-Villa		
<b>Size:</b>	1,373 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Garage Faces Front		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Hardwood, Tile

**Roof:** Asphalt

**Basement:** Finished, Full

**Exterior:** Composite Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Double Vanity, Kitchen Island, Open Floorplan, Smart Home, Soaking Tub

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 393

**LLD:** -

**Zoning:** DC

**Utilities:** -

**Inclusions:** N/A

Welcome to The Streams of Lake Mahogany, a place like no other offering luxurious villa style living. This beautiful bungalow offers over 2500 sq ft of total living space, the perfect blend of modern design and comfort. The open concept kitchen is a chef's dream with stone countertops, stainless steel appliances and ample cabinetry providing an ideal space for everyday meals as well as entertaining guests. The adjoining living room and dining areas are bright and airy with large windows letting in tons of natural light. Adjacent to the living area is your master bedroom. Your private retreat with a spa-like ensuite featuring double sinks, luxurious soaker tub, and stand alone shower with heated floors and a walk-in closet. An additional 2pc bath and large laundry area with a dog wash complete the main floor. The lower level is just as impressive as the main with two additional bedrooms, a spacious rec room - perfect for entertaining, and a versatile office space for work or study. The lower level also features an extra 4pc bathroom, laundry room currently used as storage and utility room. With a double attached garage and back yard deck with a large awning, this home perfectly balances luxury living with a tranquil, nature-inspired setting. Additional features include Smart home features, Kinetic water system, and dual zone high efficiency furnace. A rare find book your showing today.