

**244 Marina Grove SE
Calgary, Alberta****MLS # A2243079****\$1,250,000**

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,783 sq.ft.	Age:	2022 (3 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Greenbelt, Level, Low Maintenance Landscap		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Dry Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: n/a

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.