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102, 130 Marina Cove SE  
Calgary, Alberta

MLS # A2243685



\$1,196,900

|           |                                                  |        |                  |
|-----------|--------------------------------------------------|--------|------------------|
| Division: | Mahogany                                         |        |                  |
| Type:     | Residential/Low Rise (2-4 stories)               |        |                  |
| Style:    | Apartment-Single Level Unit                      |        |                  |
| Size:     | 1,613 sq.ft.                                     | Age:   | 2023 (2 yrs old) |
| Beds:     | 2                                                | Baths: | 2                |
| Garage:   | Double Garage Attached, Heated Garage, Insulated |        |                  |
| Lot Size: | -                                                |        |                  |
| Lot Feat: | -                                                |        |                  |

|             |                                                                                                                                                                                                                                                                       |            |        |
|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------|
| Heating:    | Forced Air, Natural Gas                                                                                                                                                                                                                                               | Water:     | -      |
| Floors:     | Carpet, Hardwood, Tile                                                                                                                                                                                                                                                | Sewer:     | -      |
| Roof:       | Asphalt Shingle                                                                                                                                                                                                                                                       | Condo Fee: | \$ 711 |
| Basement:   | None                                                                                                                                                                                                                                                                  | LLD:       | -      |
| Exterior:   | Composite Siding, Stone, Wood Frame                                                                                                                                                                                                                                   | Zoning:    | DC     |
| Foundation: | Poured Concrete                                                                                                                                                                                                                                                       | Utilities: | -      |
| Features:   | Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Recessed Lighting, Smart Home, Soaking Tub, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s) |            |        |
| Inclusions: | N/A                                                                                                                                                                                                                                                                   |            |        |

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 12-foot ceiling heights with greenspace views featuring a thoughtfully designed open floor plan, inviting an abundance of natural daylight with soaring soaring ceilings and oversized windows. The centralized living area, ideal for entertaining, offers a Built-in KitchenAid sleek stainless steel appliance package with French Door Refrigerator and internal ice maker 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 Moonlight Elevated Color Palette. The elevated package includes beautiful tone cabinets in the kitchen with timeless hardware; gorgeous marble like tile at the kitchen backsplash; soft close cabinetry with ceiling height uppers, angled front hood fan shroud, sil granite undermount sink, custom extended work niche, under cabinet lighting and a stylish modern light package in a beautiful finish to match. All are highlighted with rich Quartz countertops. You will enjoy two bedrooms on either side, nicely framing in the central living area featuring a floor to ceiling beautiful herring bone tiled feature fireplace, 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 beautiful views. 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.