

\$1,249,900 - 176 Marina Grove Se, Calgary

MLS® #A2266740

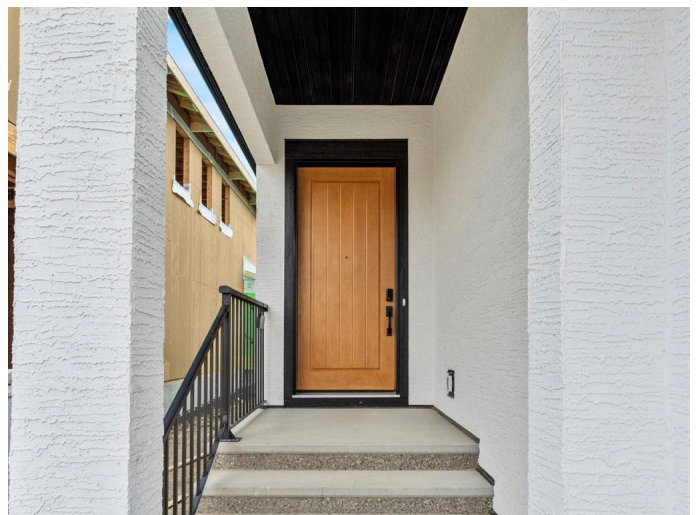
\$1,249,900

3 Bedroom, 3.00 Bathroom, 1,655 sqft

Residential on 0.12 Acres

Mahogany, Calgary, Alberta

OPEN HOUSE SATURDAY & SUNDAY, OCTOBER 25 & 26 FROM 1:00-4:00 PM.....Nestled in the heart of Calgary's prestigious Mahogany Estates, this brand-new custom-built, 3,200 sq ft bungalow by Baywest Homes redefines lakeside living. With exclusive access to a semi-private dock and beach, this home offers an unparalleled lifestyle in one of the city's most sought-after lake communities. The main level, spanning nearly 1,700 square feet, boasts soaring nine-foot ceilings and wide plank luxury hardwood flooring in natural wood tones, creating a warm and inviting ambiance. The open-concept design seamlessly integrates the living, dining, and kitchen areas, making it perfect for both entertaining and everyday living. The kitchen is a chef's dream, featuring full-height white cabinetry, a striking oversized dark island, and a high-end appliance package that includes a high-end Kitchen Aid fridge-freezer and built-in oven with a convention microwave. Quartz countertops extend as a sleek backsplash, complemented by designer lighting and a butler's pantry equipped with a bar sink and beverage fridge. The living room, with its elegant feature fireplace, opens onto a north-facing deck overlooking serene green space, complete with a gas line for effortless outdoor grilling. The master suite is a private retreat, offering a spa-like en-suite with heated tile floors, an oversized shower, a freestanding soaker tub, dual vanities, and a private water closet. A



spacious walk-in closet and adjacent laundry room add to the convenience and luxury of this space. The main floor also includes a private office with glass French doors, a well-appointed mudroom, and a walk-in closet. Descending to the fully finished basement, you'll find a large recreation room, a family room, two generously sized bedrooms, and a full bathroom with heated floors. The home is thoughtfully designed with ample storage and numerous upgrades, including tankless hot water and triple-paned windows. The attached triple garage, with its 14-foot ceilings, offers ample space for a car lift and is equipped with 220V for a vehicle charging station. This property is a masterpiece of design and functionality, offering the perfect blend of luxury, comfort, and convenience. With its prime location and exclusive amenities, lakeside living in Mahogany has never been more enticing.

Built in 2025

Essential Information

MLS® #	A2266740
Price	\$1,249,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,655
Acres	0.12
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	176 Marina Grove Se
---------	---------------------

Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3S9

Amenities

Amenities	Beach Access, Clubhouse
Parking Spaces	6
Parking	220 Volt Wiring, Garage Door Opener, Triple Garage Attached
# of Garages	3

Interior

Interior Features	Ceiling Fan(s), Double Vanity, French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Tankless Hot Water, Vinyl Windows
Appliances	Built-In Oven, Built-In Refrigerator, Dishwasher, Double Oven, Dryer, Induction Cooktop, Tankless Water Heater, Washer, Wine Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Gas, Stone
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Backs on to Park/Green Space, Rectangular Lot
Roof	Asphalt Shingle
Construction	Silent Floor Joists, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 24th, 2025
Days on Market	2
Zoning	R-G
HOA Fees	900

HOA Fees Freq. ANN

Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.