

# \$1,250,000 - 244 Marina Grove Se, Calgary

MLS® #A2243079

**\$1,250,000**

5 Bedroom, 4.00 Bathroom, 2,783 sqft  
Residential on 0.11 Acres

Mahogany, Calgary, Alberta

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.

Built in 2022

### Essential Information

MLS® #	A2243079
Price	\$1,250,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,783
Acres	0.11
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address 244 Marina Grove Se

Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3J4

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Dry Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Lighting, Basketball Court
Lot Description	Backs on to Park/Green Space, Level, Low Maintenance Landscape, Views, Yard Lights, Greenbelt
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 24th, 2025
Days on Market	9
Zoning	R-G
HOA Fees	946
HOA Fees Freq.	ANN

## Listing Details

Listing Office            eXp Realty

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