

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

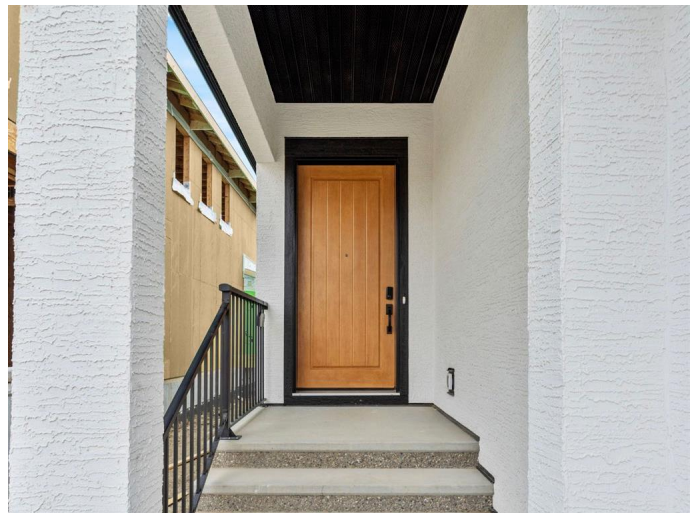
MLS® #A2266740

\$1,249,900

3 Bedroom, 3.00 Bathroom, 1,655 sqft
Residential on 0.12 Acres

Mahogany, Calgary, Alberta

OPEN HOUSE SATURDAY & SUNDAY,
NOVEMBER 1 & 2 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	Clubhouse, Beach Access
Parking Spaces	6
Parking	Garage Door Opener, Triple Garage Attached, 220 Volt Wiring
# 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, Vinyl Windows, Tankless Hot Water
Appliances	Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Washer, Double Oven, Induction Cooktop, Tankless Water Heater, 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	Stucco, Wood Frame, Silent Floor Joists
Foundation	Poured Concrete

Additional Information

Date Listed	October 24th, 2025
Days on Market	8
Zoning	R-G
HOA Fees	900

HOA Fees Freq. ANN

Listing Details

Listing Office CIR Realty

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