

# \$1,289,900 - 176 Marina Grove Se, Calgary

MLS® #A2254144

**\$1,289,900**

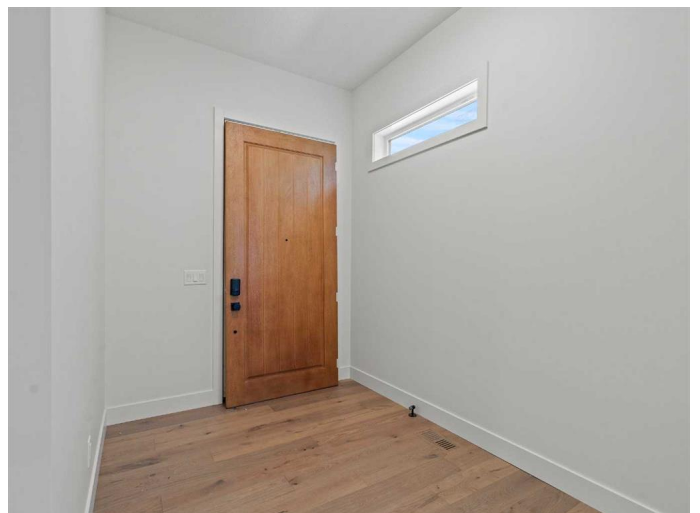
3 Bedroom, 2.00 Bathroom, 1,655 sqft

Residential on 0.12 Acres

Mahogany, Calgary, Alberta

Welcome to your dream home in Calgary's premier lake community. Life at the lake begins here. 176 Marina Grove SE is a brand new bungalow offering access to a semi-private dock and beach in Mahogany Estates. Inside, discover a spacious main floor loaded with extras. A chef's kitchen with oversized island, quartz backsplash and countertops, butler's pantry with bar sink and beverage fridge, top of the line appliances and an abundance of drawers. A bright and welcoming great room anchored by a floor to ceiling slate-tiled fireplace and beautiful wood mantle. Retreat to the luxurious primary suite, a five-piece en suite with heated tile floor, oversized shower with niche and custom bench. Glass-and-wood railings lead you to the fully finished basement with two spacious bedrooms, a family room, rec room and generous storage. The basement also boasts a large 4 piece bathroom with a heated, tiled floor. The main floor laundry, added windows, tankless hot water, triple paned windows throughout, and upgraded mechanicals make this home as functional as it is beautiful. The rear deck has 2 separate natural gas lines for your BBQ and your fire table/heater. The attached triple garage has a height of 14 ft, ample room for a car lift. The garage also has 220 V for a Vehicle Charging station. Come and enjoy the lifestyle that Mahogany has to offer.

Built in 2025



## Essential Information

MLS® #	A2254144
Price	\$1,289,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
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, Vinyl Windows, Tankless Hot Water
Appliances	Built-In Oven, Dishwasher, Dryer, Induction Cooktop, Washer, Built-In Refrigerator, Double Oven, Tankless Water Heater, Wine Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Blower Fan, Stone
Has Basement	Yes
Basement	Finished, 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	September 4th, 2025
Days on Market	1
Zoning	R-G
HOA Fees	900
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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