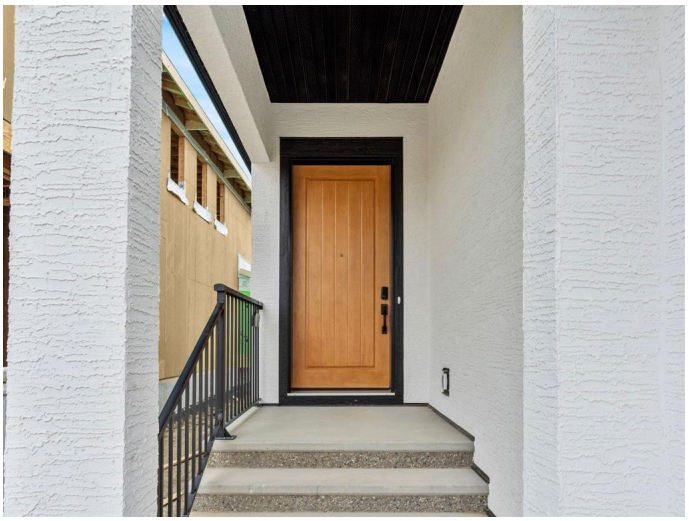
$1,269,900 - 176 Marina Grove Se, Calgary

MLS® #A2254144

$1,269,900
3 Bedroom, 3.00 Bathroom, 1,655 sqft
Residential on 0.12 Acres



Mahogany, Calgary, Alberta

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 butlerâ€™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® #	A2254144
Price	$1,269,900
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	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, Tankless Hot Water, Vinyl Windows
Appliances	Built-In Oven, Dishwasher, Double Oven, Dryer, Induction Cooktop, Tankless Water Heater, Washer, Wine Refrigerator, Built-In Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Gas, 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	28
Zoning	R-G
HOA Fees	900
HOA Fees Freq.	ANN

Listing Details

Listing Office CIR Realty

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