

**651 Marine Drive SE**  
**Calgary, Alberta**

**MLS # A2253256**



**\$699,900**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Mahogany                           |               |                  |
| <b>Type:</b>     | Residential/Duplex                 |               |                  |
| <b>Style:</b>    | Attached-Side by Side, Bungalow    |               |                  |
| <b>Size:</b>     | 924 sq.ft.                         | <b>Age:</b>   | 2022 (3 yrs old) |
| <b>Beds:</b>     | 3                                  | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Detached             |               |                  |
| <b>Lot Size:</b> | 0.08 Acre                          |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Level, Views |               |                  |

|                    |                                                                                                                                                               |                   |           |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----------|
| <b>Heating:</b>    | Fireplace(s), Forced Air, Natural Gas                                                                                                                         | <b>Water:</b>     | -         |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl                                                                                                                                   | <b>Sewer:</b>     | -         |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                               | <b>Condo Fee:</b> | -         |
| <b>Basement:</b>   | Finished, Full                                                                                                                                                | <b>LLD:</b>       | 1-24-3-W5 |
| <b>Exterior:</b>   | Cement Fiber Board                                                                                                                                            | <b>Zoning:</b>    | R-2M      |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                               | <b>Utilities:</b> | -         |
| <b>Features:</b>   | Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s) |                   |           |
| <b>Inclusions:</b> | None                                                                                                                                                          |                   |           |

Lakeside living at its finest! Presenting a fully developed bungalow villa with over 1750 square feet of developed space, Gemstone lighting, NO CONDO FEES, located steps to Mahogany's main beach, central park and across from the future historic Ollerenshaw farm. Enter into 10' knock down ceilings, a front lifestyle room with focal gas fireplace, luxury vinyl plank and connects seamlessly to the entertainment size kitchen boasting a plethora of stacked classic white cabinets, quartz counters, built in microwave and soft close mechanics and full stainless steel appliance package Off the kitchen is the family size dining area and access to the fully developed lower level. Convenient main floor laundry with access to the side entry to the private yard and double detached garage. The primary bedroom is set to the back of the plan, quiet and a generous size for all types of furniture placement with your tiled 3 piece en-suite bath designed with storage, quartz counters, and a full size shower. Open rail guides you to the lower level beginning with a media room, 2 added bedrooms a 4 piece tiled bath as well as plenty of storage wrapped in sunshine windows, 9' ceilings and rough in Central air. Experience this awarded winning 4 season community featuring 2 beaches, splash park, tennis, basketball and pickle ball courts, an urban village, parks, playgrounds, 74 acre wetlands, schools, transit, 22km of walking paths, 63 acre lake and year-round activities, both indoors and out.