

\$1,280,000 - 228 Marina Grove Se, Calgary

MLS® #A2237377

\$1,280,000

5 Bedroom, 4.00 Bathroom, 2,653 sqft

Residential on 0.11 Acres

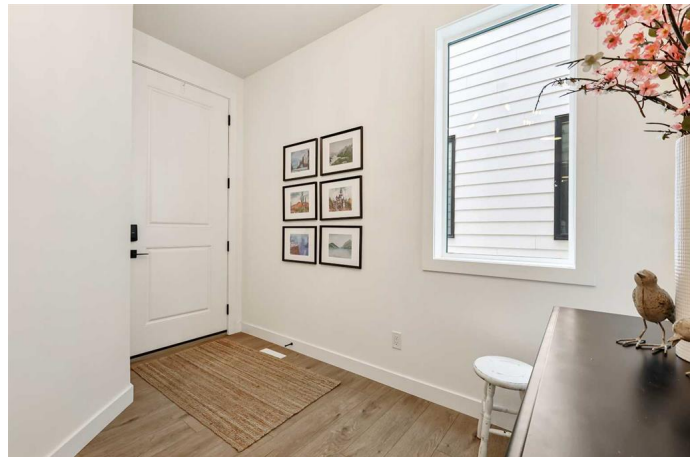
Mahogany, Calgary, Alberta

Welcome to this exceptional family home nestled in the heart of Mahogany, Calgary's most sought-after lake community.

Step inside and discover a main floor that perfectly blends modern farmhouse charm with functional family living. The bright, open-concept kitchen is a true showpiece, featuring crisp white cabinetry, open shelving, a gas stove, built-in microwave, and ample space for gathering around the island. Just off the kitchen, the dining area flows seamlessly into the stunning family room, where soaring 19-foot ceilings and a show stopping fireplace create an inviting atmosphere for relaxing or entertaining. A private main floor den with custom built-ins offers the ideal spot for a home office or study space, while the spacious mudroom with six built-in lockers keeps everything organized for busy mornings.

Upstairs, you'll find nine-foot ceilings and a thoughtfully designed layout that includes a generous bonus room and a convenient laundry room. The primary bedroom is your personal retreat, complete with a spa-inspired ensuite boasting a tiled shower and a walk-in closet. Two additional bedrooms share a large main bathroom, providing plenty of space for family and guests alike.

The fully developed basement, professionally completed by the builder, adds even more



living space with two good-sized bedrooms, a full bathroom, and a large rec room perfect for movie nights or a kidsâ€™™ play area. A massive storage room ensures youâ€™™ll never run out of space for seasonal items and gear.

Outside, enjoy summer evenings under the pergola or host family barbecues on the spacious deck. Backing onto tranquil green space with walking paths that wind throughout the community and no houses directly behind you, the yard feels private and connected to nature. Just around the corner, youâ€™™ll find your gated access to a semi-private dock where you can embrace year-round lake living, from summer paddle boarding to winter skating.

The triple car garage provides all the space you need for vehicles, lake gear, and more.

Easy access to both 52nd and 88th Street, close to Mahoganyâ€™™s main beach, top-rated schools, parks, shopping, restaurants, and endless community amenities.

This is the one your family has been waiting for!

Built in 2022

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2237377 |
| Price | \$1,280,000 |
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,653 |
| Acres | 0.11 |

| | |
|------------|-------------|
| Year Built | 2022 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 228 Marina Grove Se |
| Subdivision | Mahogany |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3M3J4 |

Amenities

| | |
|----------------|------------------------|
| Amenities | None |
| Parking Spaces | 6 |
| Parking | Triple Garage Attached |
| # of Garages | 3 |

Interior

| | |
|-------------------|---|
| Interior Features | Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Garage Control(s), Refrigerator, Washer, Window Coverings, Gas Oven |
| Heating | Central |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | BBQ gas line, Private Entrance |
| Lot Description | Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Greenbelt |
| Roof | Asphalt Shingle |

| | |
|--------------|-------------------------|
| Construction | Composite Siding, Stone |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 5th, 2025 |
| Days on Market | 4 |
| Zoning | R-G |
| HOA Fees | 946 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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