

# \$735,000 - 651 Marine Drive Se, Calgary

MLS® #A2201735

**\$735,000**

3 Bedroom, 3.00 Bathroom, 924 sqft

Residential on 0.08 Acres

Mahogany, Calgary, Alberta

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.



Built in 2022

## Essential Information

MLS® #	A2201735
Price	\$735,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	924
Acres	0.08
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

## Community Information

Address	651 Marine Drive Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2Z6

## Amenities

Amenities	Beach Access, Clubhouse, Party Room, Picnic Area, Playground, Racquet Courts, Recreation Facilities, Recreation Room
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Rough-In

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard, Level, Views
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 17th, 2025
Days on Market	34
Zoning	R-2M
HOA Fees	582
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.