

**709 Marine Drive SE  
 Calgary, Alberta**
**MLS # A2271151**

**\$667,900**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Bungalow		
<b>Size:</b>	982 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Other, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, See Remarks, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	Refrigerator, Stove, Microwave, Hood Fan, Washer, Dryer, All Window Coverings, Water Softener, Garage Door Opener with 1 Control, Air Conditioning		

Welcome to 709 Marine Drive SE: a builder-rebuilt villa townhome offering nearly 1,900 sqft of professionally finished living space and premium upgrades throughout. Originally one of the Mahogany model showhomes, this unit was entirely rebuilt in 2021 and has barely been lived in since. The open main floor features engineered hardwood, a chef-inspired kitchen with upgraded stainless steel appliances, quartz counters, and a large island. The spacious primary suite includes a walk-in closet and private ensuite. A bright living room, generous dining space, powder room, and main-level laundry complete the layout. The lower level is professionally finished with two large bedrooms, a full bathroom, and a rec room. Comfort upgrades include air conditioning, dual-zone control furnace, water softener, and WiFi thermostats. Enhanced soundproofing construction (double wall with air gap, insulation, and drywall layers) offers quiet living. Enjoy a private, builder-fenced backyard with lane access and a detached double garage. Bins are collected at the rear. Best of all, you're steps from Mahogany's lake entrance, beach club, parks, shopping, and restaurants. Move-in ready with optional furnishings available. No condo fees, just lock-and-leave ease in one of Calgary's most sought-after lake communities.