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GRASSROOTS REALTY GROUP

587-899-3773
justin@realtyaces.ca

259 Marina Cove SE
Calgary, Alberta

MLS # A2351997

$849,900

Division:	Mahogany		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,166 sq.ft.	**Age:**	2022 (4 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Enclosed, Garage Door Opener, Garage Faces Front, Single Garage Attache		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Fruit Trees/Shrub(		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 450
Basement:	Full	**LLD:**	-
Exterior:	Composite Siding, Stone, Wood Frame	**Zoning:**	DC
Foundation:	Poured Concrete	**Utilities:**	-

Features: Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Smart Home, Soaking Tub, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: N/A

AWARD-WINNING SAWYER | FULLY FINISHED UPGRADED BUNGALOW | WATER-FEATURE VIEWS | THE STREAMS OF LAKE MAHOGANY Welcome to 259 Marina Cove SE, a luxury appointed Jayman BUILT bungalow in The Streams of Lake Mahogany—an award-winning enclave where refined architecture, peaceful water features and effortless lake-community living come together. The fully finished Sawyer showcases a striking West Coast and Urban Contemporary exterior, an attached garage with extended parking pad, and inviting front and rear outdoor spaces. Designed for those who value comfort, quality and a maintenance-free lock-&-leave lifestyle, this home offers sophisticated living across two beautifully developed levels. Inside, nine-foot ceilings and an open layout create an immediate sense of space. A versatile front den provides the perfect setting for a home office before the floor plan opens into the central kitchen, dining and Great Room. The chef-inspired kitchen features quartz countertops, bespoke custom built-in cabinet hood fan shroud in modern rectangular flat slab style and stainless-steel interior finish, upgraded built-in KitchenAid stainless-steel appliances, abundant cabinetry and a generous centre island ideal for casual dining and entertaining. The adjoining Great Room is warmed by a feature fireplace with full faced ceiling high tile, coffered ceilings, and enjoys tranquil west views toward The Streams’ water feature. The main-floor primary suite offers peaceful views and a spa-inspired ensuite complete with dual vanities, a deep soaker tub, separate shower and walk-in closet with custom closet storage system. Convenient laundry connections add the option for true single-level living. The fully finished lower level significantly expands the home’s flexibility with a large recreation room, two

additional bedrooms, a full bathroom, wet bar and second laundry room—an excellent arrangement for guests, extended family or independent living space. Outdoor living is equally inviting. Relax or entertain on the 12' x 10' rear deck, complete with a barbecue gas line. Front and rear porches provide additional places to enjoy the thoughtfully landscaped surroundings. Jayman’s energy-efficient and smart-home features include solar panels, BUILT GREEN® Canada construction, a UV-C air-purification system, high-efficiency furnace with MERV 13 filtration, active heat-recovery ventilator, Navien tankless water heater, triple-pane windows, dual-zone heating and an electric-vehicle charging rough-in. The Streams is inspired by its natural setting, with parks, water features, pathways and community gathering spaces woven throughout the neighbourhood. Residents also enjoy convenient access to Mahogany’s lake, beaches, recreation and extensive amenities. Experience elevated bungalow living with a private attached garage and an easy-care lifestyle in one of Mahogany’s most distinctive settings. Contact your REALTOR® today for the newly released price and a private viewing of 259 Marina Cove SE.

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