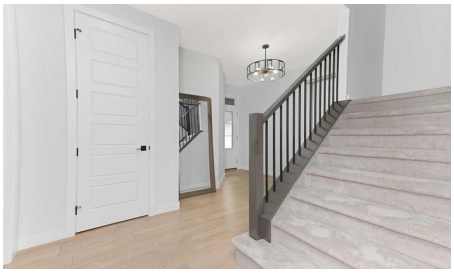
260 Marina Grove SE

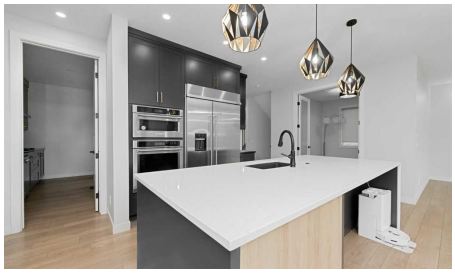
Calgary | Active | MLS® A2358453

$1,384,999









Bedrooms	Bathrooms	Year Built	Living area
5	**5**	**2023**	**2,884 sq. ft.**

Your next move starts with a conversation.

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Listed by MaxWell Central

A closer look

Welcome to this exceptional luxury home in Mahogany, one of Calgary's most sought-after lake communities! Perfectly positioned backing directly onto green space with access to a semi-private dock, this stunning property offers something truly special-a lifestyle that is hard to find. Featuring an impressive 3,867.47 sq. ft. of total developed living space and over $115,000 in premium upgrades, this home delivers the perfect combination of elegance, comfort, and functionality. Freshly painted throughout and featuring brand-new carpet, this home is beautifully refreshed and move-in ready! From the moment you step inside, you'll appreciate the quality finishes, including luxury vinyl plank flooring, 9-foot ceilings throughout, and 8-foot doors on the main floor. The elegant front den with glass French doors makes an ideal home office. The breathtaking living room features soaring open-to-above ceilings, a dramatic floor-to-ceiling tiled gas fireplace, and two levels of windows with remote operated blinds that fill the space with natural light, creating an impressive and inviting atmosphere. The chef-inspired main kitchen is designed for both everyday living and entertaining, featuring an oversized island, upgraded appliances, and a spacious walk-in pantry. A separate spice kitchen with upgraded appliances adds exceptional convenience and functionality. The spacious mudroom provides plenty of storage and convenient access to the triple attached garage, which comfortably accommodates three vehicles and features a 240V outlet for EV charging. Upstairs, a spacious bonus room overlooks the stunning open-to-below living area, creating an elegant sense of space. The upper level offers four generously sized bedrooms, including a luxurious primary retreat with a walk-in closet and spa-inspired five-piece ensuite featuring a jetted soaker tub and separate shower. An additional bedroom features its own private ensuite, while another full bathroom serves the remaining bedrooms. Smart toilets in all upstairs bathrooms add a modern touch. A conveniently located laundry room with ample storage completes the upper level. The fully developed basement offers exceptional additional living space, featuring a fifth bedroom, a full bathroom, a large family room, and a dedicated home theatre room with an installed theatre system-perfect for family movie nights and entertaining guests. Step outside and discover your own beautifully landscaped backyard retreat! With over $70,000 invested in outdoor improvements, this incredible space features a spacious deck, patio, cozy fire pit, completed fencing, and professional landscaping. Full concrete walkways along both sides of the home provide a clean and polished finish. Enjoy even more comfort and convenience with central air conditioning and a central vacuum system with attachments. Additional highlights include fresh paint, brand-new carpet, extensive upgrades, a triple attached garage, and beautifully finished indoor and outdoor living spaces.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358453
Bedrooms	5
Bathrooms	5
Year Built	2023
Property Type:	Residential

Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,884 sq. ft.
Main Level Finished Area:	1,247.86 sq. ft.
Upper Level Finished Area:	1,636.84 sq. ft.
Below Grade Finished Area:	982.77 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	4,822 sq. ft.
Lot Frontage:	42'1"
Front Exposure:	South
Unit Exposure:	South
Levels:	Two
Total Rooms Above Grade:	10
Year built:	2023 (Age: 3)
Bedrooms:	5 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	5.0 (Full:4, Half:1)
Num Ensuite Baths:	2

Plan:	2210170
Heating:	Central, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Brick, Cement Fiber Board, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Tile, Vinyl Plank
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Family Room, Gas
Garage:	Yes
Garage Spaces:	3
Parking:	220 Volt Wiring, Triple Garage Attached
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	Laundry Room, Upper Level
HOA Fee:	$950.00
City Quadrant:	Southeast
Community:	Mahogany
Amenities:	Beach Access, Boating, Clubhouse, Fitness Center
Appliances:	Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Inclusions:	Remote blinds in Master Bedroom and Main floor living room.

Restrictions:	None Known
Main Floor	Living Room · 15'5" × 14'9" ·
Main Floor	Kitchen · 15'5" × 10'3" ·
Main Floor	Spice Kitchen · 12'8" × 5'9" ·
Main Floor	Dining Room · 15'5" × 11'1" ·
Main Floor	Pantry · 6'3" × 3'5" ·
Main Floor	Foyer · 10'11" × 10'2" ·
Main Floor	Den · 10'3" × 9'6" ·
Main Floor	Mud Room · 8'9" × 6'8" ·
Main Floor	Covered Porch · 7'11" × 4'2" ·
Upper Level	Bonus Room · 15'5" × 14'8" ·
Upper Level	Bedroom - Primary · 15'1" × 13'8" ·
Upper Level	Walk-In Closet · 7'10" × 6'5" ·
Upper Level	Bedroom · 10'9" × 10' ·
Upper Level	Bedroom · 13'9" × 9'11" ·
Upper Level	Bedroom · 13'1" × 10'2" ·
Upper Level	Laundry · 7'1" × 5' ·
Basement	Family Room · 14'1" × 14' ·
Basement	Game Room · 15'6" × 14'4" ·
Basement	Bedroom · 13'3" × 11'10" ·
Basement	Storage · 13'6" × 6'3" ·
Basement	Furnace/Utility Room · 10' × 9'11" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Fishing, Lake, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s)

Interior Features:	Bidet, Breakfast Bar, Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Exterior Features:	BBQ gas line, Fire Pit, Playground, Storage
Patio And Porch Features:	Deck, Front Porch, Patio
Lot Features:	Backs on to Park/Green Space, Few Trees, Garden, Landscaped, Level, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-G
Listed Date:	Nov 12, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/260-marina-grove-se-calgary-a2358453/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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Prepared November 24, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.