

# \$699,900 - 623 Marine Drive Se, Calgary

MLS® #A2225322

**\$699,900**

3 Bedroom, 3.00 Bathroom, 970 sqft

Residential on 0.05 Acres

Mahogany, Calgary, Alberta

**\*\*OPEN HOUSE TODAY! Saturday, June 7: 3-5pm!\*\*** Experience luxurious living just **FOUR HOMES AWAY FROM THE LAKE ENTRANCE** in this beautifully designed **EXECUTIVE BUNGALOW VILLA** offering over 1,800sqft of meticulously developed space - without the burden of condo fees and restrictions. Situated directly across from the coveted Mahogany Lake, this **CUSTOM-CURATED** and **HEAVILY UPGRADED** home presents a rare opportunity for upscale, low-maintenance living. Upon entry, a spacious foyer with 8ft door welcomes you, accented by **WIDE-PLANK LUXURY VINYL** flooring that flows throughout the home. The open-concept main floor boasts 9ft ceilings and is anchored by a **CHEF-INSPIRED** kitchen featuring **QUARTZ** countertops, **TWO-TONE SOFT-CLOSE** cabinetry (including a built-in garbage and recycling center), stylish backsplash, and **HIGH-END** appliances including a **GAS STOVE**. The extended island offers additional cabinetry and storage, making it ideal for entertaining or family gatherings. The adjacent living and dining areas are flooded with **NATURAL LIGHT** from the oversized **TRIPLE-PANE WINDOWS**, and further enhanced by **UPGRADED WINDOW COVERINGS** and elegant **CUSTOM LIGHT FIXTURES**. The master bedroom comfortably accommodates a king-size bed and furnishings, and is complemented by a **SPA-LIKE ENSUITE** featuring a **DOUBLE**



VANITY, a fully tiled shower with bench seating, and a spacious WALK-IN CLOSET. Additional main-floor highlights include electronic blinds on the back door, dual coat closets, and a separate storage closet with an outlet for an extra fridge or freezer. The lower level, professionally finished by Baywest Homes to match the main floor's high standards offers a large family room, two generously sized bedrooms each with WALK-IN CLOSETS, and a full bathroom with a DOUBLE VANITY. There's also a dedicated laundry room with a utility sink and extra storage for added convenience. Outside, enjoy the sun-drenched, SOUTHWEST-FACING backyard oasis with low-maintenance landscaping that leads to a DOUBLE DETACHED GARAGE, which is Wi-Fi enabled for remote access and a paved alley. Additional features include a Nest thermostat with dual-zone climate control, CENTRAL AIR CONDITIONING, and a heat strip in the front eaves to prevent ice build-up on the steps. Built by the award-winning luxury home builder Baywest Homes, known for their excellence with over 125 industry accolades, this villa exemplifies craftsmanship and premium finishes. Located in Mahogany, Calgary's premier four-season lake community, residents enjoy access to 74 acres of wetlands, 22 km of walking and biking paths, 30 parks and playgrounds, a 63-acre freshwater lake, schools, public transit, and a vibrant village market. This is DELUXE VACATION-STYLE LIVING - perfectly at home in one of the city's most prestigious neighbourhoods.

Built in 2022

**Essential Information**

MLS® #	A2225322
Price	\$699,900
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	970
Acres	0.05
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	Villa
Status	Active

### Community Information

Address	623 Marine Drive Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2Z6

### Amenities

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

### Interior

Interior Features	Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Basketball Court, Garden, Playground, Private Entrance, Private Yard, Tennis Court(s)
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Lot Description	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot, Views, Beach, Close to Clubhouse
Roof	Asphalt Shingle
Construction	Wood Frame, Composite Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 29th, 2025
Days on Market	9
Zoning	R-2M
HOA Fees	582
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX Landan Real Estate
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