

**63 Marine Drive SE  
Calgary, Alberta**

**MLS # A2214699**



**\$575,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,326 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this amazing townhome, with NO CONDO FEES in the desired LAKE Community of Mahogany, in SE Calgary! This community has great schools, with 2 elementary schools being within walking distance, parks with one across the street and local shopping, amenities and full lake access year round, as well as quick access to Stoney Trail and Deerfoot for easy commuting ! This 3 Bedroom, 2.5 Bathroom townhome welcomes you with a perfectly laid out open floor plan on the main level, which accommodates a foyer, family room, dining area, full kitchen and a 2 piece bathroom. Enjoy the flow from the family room through the dining room and into the kitchen which looks onto the back yard! The kitchen has a large pantry, island and all stainless steel appliances ! The upstairs has a 4 piece bathroom, 3 Bedrooms, with 2 good sized bedrooms and 1 primary room with 2 large walk in closets and an ensuite! The unfinished basement has a brand new furnace, and awaits your creative design ! In the back yard you'll find a large deck, and pergola and yard for kids or pets and is complete with a 2 car detached garage ! Enjoy all the amenities that this lake community has to offer with the beach, splash pad, tennis courts, volleyball, boating or paddle boarding in the summer and skating, skiing, snowshoeing in the winter, just to name a few! Setup a private showing, you WON'T be disappointed !