



**CORY PELCHAT**  
REALTOR®  
GRASSROOTS REALTY GROUP LTD.

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**580 Marine Drive SE  
Calgary, Alberta**

**MLS # A2170023**



**\$2,795,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	4,294 sq.ft.	<b>Age:</b>	2021 (3 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	5 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Lake, Landscaped, Private		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Beamed Ceilings, Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Wet Bar, Wired for Sound

**Inclusions:** Spice kitchen: Gas stove, fridge, dishwasher, microwave. Basement: Dishwasher, bar fridge. Hot tub, fire pit, outdoor BBQ, All TV wall mounts

Welcome to La Chantale by Baywood Estate Homes: A Masterpiece of Luxury and Elegance! Nestled against the serene backdrop of Mahogany Lake, this exquisite residence offers unparalleled living at its finest. Bathed in natural light, every level of this home features soaring ceilings and an open-concept design that enhances the spaciousness and flow. The upper floor is a haven of comfort, boasting four generously sized bedrooms, including a lavish master suite, each equipped with walk-in closets and private ensuite bathrooms. Additionally, a versatile bonus room and a cozy recreation area provide ample space for relaxation and entertainment. On the main floor, the heart of the home awaits: a gourmet kitchen perfect for culinary enthusiasts, complemented by a grand great room with impressive 16-foot ceilings. The expansive dining room, with convenient access to a wine cellar, sets the stage for unforgettable gatherings. Enjoy tranquil moments in the family room that opens to a stunning balcony overlooking the lake, perfect for soaking in the views. The thoughtfully designed den and convenient half bathroom, along with a dedicated spice kitchen, add to the home's allure. Descend to the lower level, where you'll discover a cozy bedroom, full bathroom, dining area, wet bar, and a spacious family room, ideal for movie nights in the theater room. Step outside to your private oasis—an enchanting backyard right on the lake, featuring a relaxing hot tub, outdoor shower, fire pit, and BBQ station, perfect for alfresco entertaining. With over 6,000 square feet of luxurious living space, heated basement and garage floors, and meticulous attention to detail throughout, La Chantale is a dream come true. Don't miss your chance to experience this stunning property—check out the virtual tour today!

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