

\$999,888 - 31 Marquis Cove Se, Calgary

MLS® #A2084509

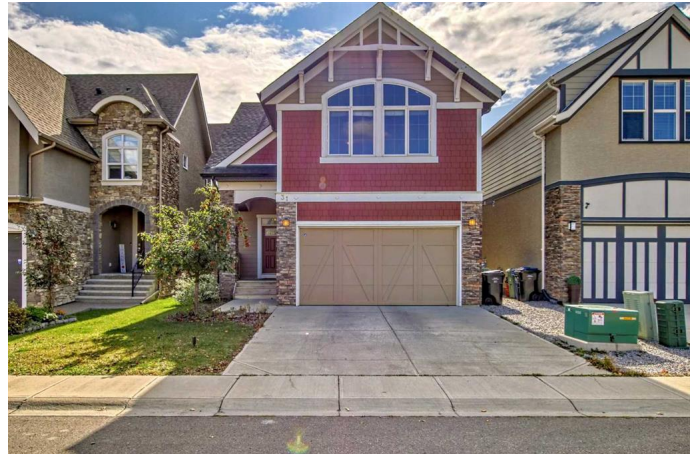
\$999,888

5 Bedroom, 4.00 Bathroom, 2,586 sqft

Residential on 0.09 Acres

Mahogany, Calgary, Alberta

Open House: October 15, Sunday between 2-4 p.m. Welcome to this stunning 5 bedroom, 3 1/2 bath, fully finished walkout basement home offers a combination of luxury, practicality, and access to a vibrant LAKE community of Mahogany, making it an attractive option for families or anyone looking for a comfortable and stylish living space. This lovely house is situated on a cul-de-sac, offering a quiet and safe environment. It backs onto a SUNNY SOUTH-FACING BACKYARD that backs onto green belt that easy access to the Wetlands and Mahogany Beach. This home is within Walking Distance to schools, making it convenient for families with school-age children. The main floor boasts a 9'™ ceiling, an office is separated from the living room, providing a quiet workspace, making it perfect for remote work. The living room features a built-in shelf and a fireplace, creating a cozy atmosphere. The dining area leads you to a spacious deck for outdoor enjoyment. The kitchen is a chef's™ dream with Commercial Grade KitchenAid appliances, including a 6-burner gas stove, range hood, oversized fridge, built-in wine fridge, microwave, quartz counters, and walkthrough pantry. It's™ designed for both functionality and style. The upper floor contains a luxurious primary suite with a fireplace feature wall, an ensuite bathroom with dual sinks, a deep soaker tub, a separate shower, and a walk-in closet. This provides a private retreat for homeowners. A spacious



bonus room with vaulted ceilings and a built-in speaker system provides a great space for entertainment and relaxation. Having the laundry located upstairs is a practical and time-saving feature. There are another 3 good-sized bedrooms and a 4 piece bath to complete on this level. The basement was developed less than 2 years and includes a bedroom, a 3-piece bathroom, a rec/game room, a family room, vinyl plank flooring and hydronic floor heating for energy efficiency. This space can serve various purposes and is perfect for guests or extended family. Several components of the home have been updated recently, including the water tank, water softener, and 2 toilets on the upper floor, all replaced within the last 2 years. This house is equipped with air conditioning, dual zoned furnace, and a central vacuum system. A 3D tour is available for potential buyers to explore the property online.

Built in 2012

Essential Information

MLS® #	A2084509
Price	\$999,888
Sold Price	\$980,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,586
Acres	0.09
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	31 Marquis Cove Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1V8

Amenities

Amenities	Beach Access, Boating, Clubhouse, Park, Party Room, Picnic Area, Playground, Racquet Courts, Recreation Facilities, Recreation Room
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Built-in Features, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Vaulted Ceiling(s)
Appliances	Bar Fridge, Dishwasher, Gas Range, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Master Bedroom
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	October 5th, 2023
Date Sold	October 27th, 2023
Days on Market	22
Zoning	R-1N

HOA Fees 546.10

HOA Fees Freq. ANN

Listing Details

Listing Office GRAND REALTY

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.