

\$1,349,000 - 24 Marquis View Se, Calgary

MLS® #A2108793

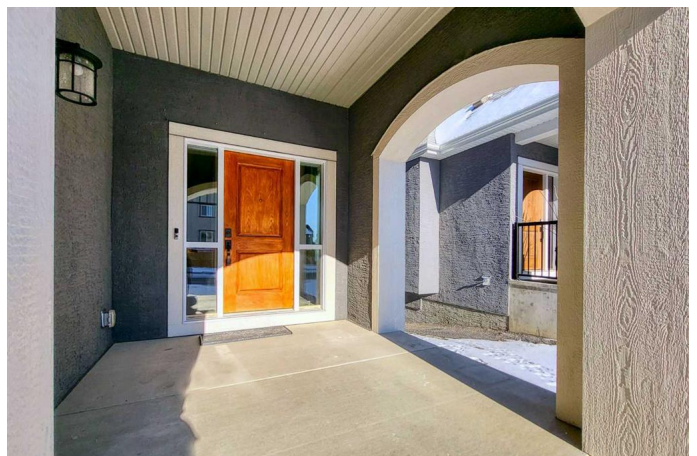
\$1,349,000

5 Bedroom, 4.00 Bathroom, 2,821 sqft

Residential on 0.11 Acres

Mahogany, Calgary, Alberta

A stunning 2 story with FINISHED WALK OUT BASEMENT BACK ON TO PONDS & GREEN SPACE in the vibrant Mahogany. 3 CAR TANDEM GARAGE. CLOSE TO 4,000 SF OF LIVING SPACE. Wide entrance and large foyer lead to a large coat room, half bath and an office. It then opens to a sizeable area with HIGH CEILINGS which includes a LARGE LIVING ROOM with gas fireplace, a DINING ROOM with French doors leading out to the rear DURALBE DECK LOOKING AT A VAST AREA OF BEAUTIFUL WETLANDS , a SPACIOUS KITCHEN equipped with gas cooktop, high end appliances, huge quartz breakfast island and undermount lights. The kitchen also has a lot of cupboard spaces and a separate pantry. Stepping through the pantry, there is a storage room, a mud room next to THE TRIPLE TANDEM GARAGE with heater (ready to be connected). MATCHING HARD WOOD FLOOR spans the main floor. Upstairs, there are FOUR BED ROOMS in which the master bed room has large windows looking at the attractive ponds, green space with pathways. Beside the charming en suite with double sinks, soaker tub and standing shower, there is another full bath on this level, a convenient laundry room with sink, shelves and cabinet. In addition, A LARGE BONUS ROOM (wired for speakers) is there for private family entertainment. The WALK OUT BASEMENT was NEW, just COMPLETED LAST SEPTEMBER with high quality and contains a wet bar with fridge and cooler, a



huge recreational room with ELECTRIC FIREPLACE, a FIFTH BED ROOM, another full bath, a den and some storage. Step outside, there is a COVERED PATIOS, another gatherings area for the summer. BLINDS AND CURTAINS ARE CUSTOMIZED! The main & upper floor just has a FRESH COAT OF PAINTS. TWO furnaces, TWO Air Conditioners. Close to schools & shopping, South Health Campus. Accessible to Mahogany's natural wetlands, lake, beach and other amenities. Gorgeous home! Come view the property and make it yours!

Built in 2017

Essential Information

MLS® #	A2108793
Price	\$1,349,000
Sold Price	\$1,305,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,821
Acres	0.11
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	24 Marquis View Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M2H2

Amenities

Amenities	Beach Access, Clubhouse
Parking Spaces	5
Parking	Double Garage Detached, Driveway, Garage Door Opener, Tandem

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, French Door, Granite Counters, High Ceilings, Kitchen Island, Pantry, Vinyl Windows
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Family Room, Gas, Living Room
Has Basement	Yes
Basement	Finished, See Remarks, Walk-Out

Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, Creek/River/Stream/Pond, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 21st, 2024
Date Sold	May 7th, 2024
Days on Market	76
Zoning	R-1
HOA Fees	578.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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