

\$1,179,000 - 79 Marquis Cove Se, Calgary

MLS® #A2120881

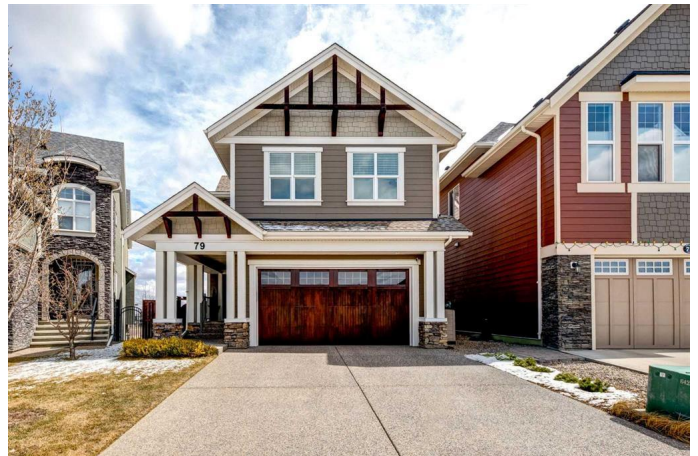
\$1,179,000

4 Bedroom, 4.00 Bathroom, 2,583 sqft

Residential on 0.11 Acres

Mahogany, Calgary, Alberta

****Open House Canceled**** This EXCEPTIONAL 2 storey walk out family home with 4 beds/3.5 baths on a quiet cul de sac, backing onto the peaceful wetlands & pond in the highly sought out community of Mahogany is the one you've been waiting for! Walking in the generous front entrance your eyes will be drawn towards the wall to wall windows at the back overlooking the serene pond, flooded w/light. The bright open concept main floor w/engineered hardwood floors & 9' ceilings is stunning! The beautiful living room features a stone faced fireplace flanked by custom built in bookcases and mantle that runs the entire length of the space, perfect for entertaining. The gorgeous white kitchen features both an eat up peninsula & prep island, 2 sinks w/garburators, quartz countertops, Brigade 6 burner gas range, & custom display shelves, the ideal kitchen for the gourmet in your family. The large dining room can host all your big gatherings with family & friends. Thru the French doors, you'll find the large deck overlooking the wetlands & pond, a great place for al fresco dinners and relaxing in the evenings. Finishing out the main floor is the powder room, walk in coat closet w/closet organizer, and mud room w/custom built lockers & cubbies large enough to organize any size family! Going upstairs, you'll find a generous bonus room for relaxing in, laundry w/built in shelving & quartz counter, a custom homework/office space w/pocket doors & glass inserts, two secondary bedrooms w/closet



organizers & the 4 pc main bath w/quartz counters. The serene primary suite features a tray ceiling, a HUGE ensuite w/2 large windows providing tons of natural light, a large double vanity w/quartz countertop, large glass shower and a soaker tub to relax in at the end of the day. The walk in closet is bright & features custom closet organizers. On the lower level you'll find 9' ceilings, a theatre room w/all equipment & large screen and a dry bar & bar fridge, perfect for movie night. Additionally there is a good sized bedroom & 4 pc bath w/quartz counters. Finishing the lower level off is a large sunny gym area. Walking out the French doors to the large back yard you'll find a covered patio, built up garden beds and plenty of space for kids & fur babies alike to play. Walking out the back gate you'll find a pathway that runs around the serene pond & wetlands. The award winning lake community of Mahogany features Calgary's largest freshwater lake, a beach club w/23 acres of beach access, sport courts, pathways throughout, and numerous playgrounds. The public & separate elementary schools are less than a 5 min walk away, and junior high close by in Auburn Bay public) and Douglasdale (separate). High schools are just over in Seton (public) & Legacy (separate). There are plenty of restaurants, from fast food to fine dining, shopping, grocery, medical offices and easy access to both Stoney Trail & Deerfoot Trail and the South Calgary Hospital. Don't miss out on this extraordinary property!

Built in 2015

Essential Information

MLS® #	A2120881
Price	\$1,179,000
Sold Price	\$1,179,000
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,583
Acres	0.11
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	79 Marquis Cove Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1V8

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Heated Garage, Insulated
Waterfront	See Remarks, Pond

Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Soaking Tub, Tray Ceiling(s), Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Disposal, Freezer, Garage Control(s), Garburator, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Conditioner, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, See Remarks, Stone, Zero Clearance

Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line, Covered Courtyard
Lot Description	Low Maintenance Landscape, Gentle Sloping, No Neighbours Behind, Wetlands
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	April 19th, 2024
Date Sold	April 25th, 2024
Days on Market	6
Zoning	R-1N
HOA Fees	570.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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