

# \$949,900 - 153 Marquis Point Se, Calgary

MLS® #A2127659

**\$949,900**

4 Bedroom, 4.00 Bathroom, 2,511 sqft

Residential on 0.10 Acres

Mahogany, Calgary, Alberta

FULLY FINISHED BASEMENT, SOUTH FACING BACKYARD with LANDSCAPED GARDEN overlooking the WETLANDS and BREATHTAKING VIEWS, in the exclusive LAKE COMMUNITY of Mahogany!

This exquisite 4-bedroom family home backs directly on the MAHOGANY WETLANDS 74-acre nature preserve offering some of the BEST VIEWS on the wetlands! Situated in a quiet cul-de-sac, this home offers over 3,400 sq ft of living space with spectacular views from the oversized windows and south facing backyard with Air-Conditioning for your comfort (newly installed 2022). As you enter, you are greeted by a spacious secluded foyer, separate from the rest of the main floor. Step up to the naturally bright main floor. A generously sized U-shaped kitchen with high quality-quartz countertops combines functionality with elegance, offering a spacious and efficient layout for cooking and hosting. Entertain your guests in the elegant spacious dining room, or deck, with fantastic views of the Mahogany wetlands. Natural gas BBQ hook up on deck. The views from the oversized windows on the main floor are unprecedented! The functionally designed upper floor will fit every type of family lifestyle and features: a central bonus room; laundry room with shelving & space to hang your clothes; a spacious master's retreat/bedroom with spa like ensuite, stand up shower, soaker tub, double sinks, and a great walk-in closet with custom shelving; and two



additional good-sized bedrooms. The fully finished walk-out basement highlights HUGE sunshine windows, allowing ample natural light, plus 9' ceilings. The family room is perfect for entertaining walking out to a large brick patio. The basement also features the 4th bedroom and a 3pc bath. Firepit in the backyard, for those warm nights is a bonus! An easy 10 min walk to the community Rec Centre, to multiple playgrounds for the kids, plus a quick walk to 2 different elementary schools (Calgary Board of Education and Catholic School Board) just around the corner! The miles of path systems are right out your back gate! Experience family-friendly lakeside living at Mahogany Beach Club. Enjoy kayaking, paddleboarding, beach picnics in summer, ice skating, and cozy fireside gatherings in winter. This peaceful haven offers relaxation and adventure through all seasons.

Built in 2013

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2127659    |
| Price          | \$949,900   |
| Sold Price     | \$988,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,511       |
| Acres          | 0.10        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 153 Marquis Point Se |
| Subdivision | Mahogany             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3M 1M7              |

### Amenities

|                |                                                                                               |
|----------------|-----------------------------------------------------------------------------------------------|
| Amenities      | Beach Access, Clubhouse, Park, Picnic Area, Playground, Racquet Courts, Recreation Facilities |
| Parking Spaces | 4                                                                                             |
| Parking        | Double Garage Attached                                                                        |
| Is Waterfront  | Yes                                                                                           |
| Waterfront     | Lake Privileges, Pond                                                                         |

### Interior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s) |
| Appliances        | Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer                                                            |
| Heating           | Forced Air, Natural Gas                                                                                                   |
| Cooling           | Central Air                                                                                                               |
| Fireplace         | Yes                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                         |
| Fireplaces        | Gas, Living Room                                                                                                          |
| Has Basement      | Yes                                                                                                                       |
| Basement          | Finished, Full, Walk-Out                                                                                                  |

### Exterior

|                   |                                                                                                                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Permeable Paving                                                                                                                                                                                                                   |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Creek/River/Stream/Pond, Environmental Reserve, Few Trees, Front Yard, Low Maintenance Landscape, No Neighbours Behind, Landscaped, Level, See Remarks, Views, Waterfront, Wetlands |
| Roof              | Asphalt Shingle                                                                                                                                                                                                                                  |
| Construction      | Stucco, Wood Frame                                                                                                                                                                                                                               |
| Foundation        | Poured Concrete                                                                                                                                                                                                                                  |

### Additional Information

|             |               |
|-------------|---------------|
| Date Listed | May 1st, 2024 |
| Date Sold   | May 4th, 2024 |

|                |        |
|----------------|--------|
| Days on Market | 3      |
| Zoning         | R-1    |
| HOA Fees       | 554.00 |
| HOA Fees Freq. | ANN    |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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