

\$974,900 - 9 Marquis View Se, Calgary

MLS® #A2141743

\$974,900

5 Bedroom, 4.00 Bathroom, 2,566 sqft
Residential on 0.14 Acres

Mahogany, Calgary, Alberta

-----OPEN HOUSE Today Sunday 23 from 2-4 PM----- Welcome to Mahogany! This home, equipped with centralized AC, offers over 3,300 sq. feet of sophisticated living space with upgrades throughout. This exquisite 5-bedroom, 3.5-bathroom family home is situated on a private corner lot, just steps from Mahogany Wetlands, nestled within the exclusive Estate Area of "Mahogany Reserve."

As soon as you enter, you will notice the natural light flooding in from all the windows. The main floor features a versatile front room, perfect for use as a home office or salon, with the flexibility to easily convert it to suit your needs. The open-concept living area seamlessly connects the gourmet kitchen and dining space, creating an ideal environment for entertaining. The kitchen boasts high-end KitchenAid stainless steel appliances, sleek countertops, and ample storage, complemented by a spacious pantry and easy access to the mudroom and garage. The living area embraces comfort with a gas fireplace, beautiful high vaulted ceilings, and a cozy atmosphere.

The functionally designed upper floor caters to every type of family lifestyle, featuring a central bonus room, a laundry room, and a spacious master bedroom with a cozy reading nook. The master bedroom also includes a spa-like ensuite with a stand-up shower, soaker tub,



double sinks, and a great walk-in closet. There are three additional good-sized bedrooms and a 4-piece bathroom on this floor.

Descend to the basement, where entertainment dreams come true. The fully finished basement is ideal for any big family, with a home theatre area equipped with a projector and speakers. Another area in the basement is utilized as a gym. The basement also features the 5th bedroom and a 4-piece bath, making it the perfect guest room.

The beautiful, low-maintenance backyard includes a good-sized deck and two pergolas that add character to this oasis. Whether hosting dinner parties or simply unwinding in the fresh air or hot tub, this outdoor haven provides the perfect backdrop for making lasting memories.

Located just a 10-minute walk from the community rec centre, multiple playgrounds for kids, and a short walk to two elementary schools (Calgary Board of Education and Catholic School Board). The extensive path systems are right out your back gate! Experience family-friendly lakeside living at Mahogany Beach Club, offering activities like kayaking, paddleboarding, and beach picnics in summer, as well as ice skating and cozy fireside gatherings in winter. This peaceful haven offers relaxation and adventure through all seasons. Book your viewing today before it's too late!

Built in 2015

Essential Information

MLS® #	A2141743
Price	\$974,900
Sold Price	\$975,000

Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,566
Acres	0.14
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	9 Marquis View Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2H2

Amenities

Amenities	Beach Access, Clubhouse
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Bar Fridge, Built-In Electric Range, Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 20th, 2024
Date Sold	June 25th, 2024
Days on Market	5
Zoning	R-1
HOA Fees	570.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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