

# \$1,050,000 - 27 Marquis Cove Se, Calgary

MLS® #A2142458

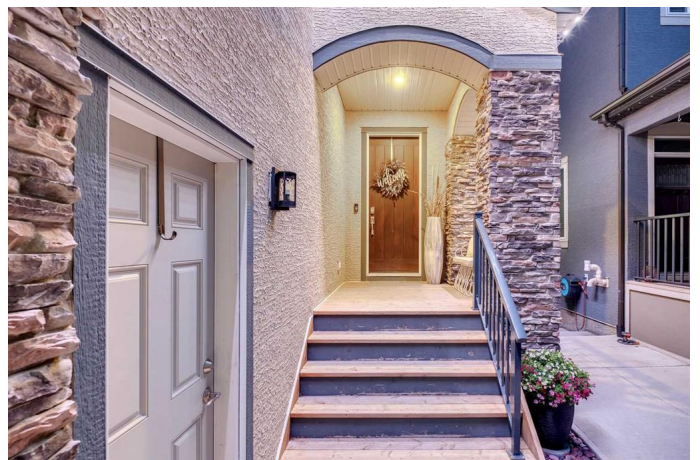
**\$1,050,000**

4 Bedroom, 4.00 Bathroom, 2,578 sqft

Residential on 0.09 Acres

Mahogany, Calgary, Alberta

Welcome to your WALKOUT dream home in the heart of the highly sought-after Mahogany neighborhood backing green space, pathways and steps to the Wetlands. This stunning property boasts an inviting open floor plan "Stepper - Oak Bay" with 9â€™™ ceilings and doors on the main level, effortlessly combining modern elegance with comfort and functionality. Step inside and be greeted by a spacious and airy layout featuring a gourmet kitchen with high-end appliances, a sleek dining area, a cozy living space with a unique feature wall and fireplace, den and a convenient 2-piece bath. The main level also includes a balcony off the kitchen, perfect for enjoying your morning coffee or evening relaxation. Head upstairs to discover a serene primary bedroom with a luxurious 5-piece ensuite, complete with a tub, dual sinks, and a glass-enclosed shower, offering a spa-like experience at home. The upper level also includes two additional generously-sized bedrooms, perfect for family members or guests, and a well-appointed full bathroom that provides ample space and modern finishes. A versatile bonus room offers endless possibilities for use as a home office, playroom, or media center, while the upper-level laundry room adds a layer of convenience to your daily routines. The fully finished walk-out basement expands your living space with an additional bedroom, a full bathroom, new roller blinds, as well as a flexible room perfect for a home gym or hobby



space. Additional features include A/C, a heated garage, exterior gemstone lighting, and new paint throughout the home in the last three years. The backyard is a low-maintenance oasis with all brick and stone, featuring pillars and a built-in fire pit. Enjoy exclusive access to Mahogany's clubhouse and pristine lake, perfect for swimming, paddling, and fishing in the summer, and ice skating in the winter. The community also offers tennis and pickleball courts, along with great walking paths boasting unbeatable views. The neighborhood is conveniently located near all essential amenities, including shopping, dining, schools, and recreational facilities. Experience the best of Mahogany living with unparalleled comfort, style, and community charm. Schedule your private showing today!

Built in 2013

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2142458    |
| Price          | \$1,050,000 |
| Sold Price     | \$1,100,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,578       |
| Acres          | 0.09        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

**Community Information**

|         |                    |
|---------|--------------------|
| Address | 27 Marquis Cove Se |
|---------|--------------------|

|             |          |
|-------------|----------|
| Subdivision | Mahogany |
| City        | Calgary  |
| County      | Calgary  |
| Province    | Alberta  |
| Postal Code | T3M 1V8  |

### Amenities

|                |                                         |
|----------------|-----------------------------------------|
| Amenities      | Beach Access, Clubhouse, Racquet Courts |
| Parking Spaces | 4                                       |
| Parking        | Double Garage Attached                  |

### Interior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Wet Bar                                                                                                       |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Oven, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                                                    |
| Cooling           | Central Air                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                           |
| # of Fireplaces   | 1                                                                                                                                             |
| Fireplaces        | Electric                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                           |
| Basement          | Finished, Full, Walk-Out                                                                                                                      |

### Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Balcony, Fire Pit                        |
| Lot Description   | Backs on to Park/Green Space, Landscaped |
| Roof              | Asphalt Shingle                          |
| Construction      | Stone, Stucco, Wood Frame                |
| Foundation        | Poured Concrete                          |

### Additional Information

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

### Listing Details

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