

\$1,475,000 - 112 Marquis View Se, Calgary

MLS® #A2152450

\$1,475,000

5 Bedroom, 5.00 Bathroom, 3,320 sqft

Residential on 0.11 Acres

Mahogany, Calgary, Alberta

Welcome to an exquisite residence where every detail has been meticulously curated to offer an unparalleled living experience. Nestled in the prestigious Mahogany community, this home boasts 4,848 square feet of total developed space, including a fully finished walkout basement. Backing onto the picturesque Mahogany wetlands, this home provides a tranquil escape with scenic views and an extensive pathway system. A versatile den/office greets you at the front entrance as you glimpse the openness of the main living space ahead. The living room features a soaring ceiling and four large windows offering unobstructed views of the wetlands. The two-storey stone fireplace adds grandeur. The kitchen has timeless appeal, ceiling-height cabinetry, and built-in organizers. Features include custom drawers for spices, knives, and utensils, tip-out trays in front of the sinks, a coffee station, and pull-out drawers in cabinets - a dream for those who are savvy on storage. The striking kitchen island has quartz countertops, a breakfast bar, and more storage cabinets. The adjacent butler's pantry with a sink and ample shelving simplifies hosting. Enjoy the quality built-in appliances such as the countertop gas stove and built-in oven with a warming drawer. Recessed lighting enhances the ambiance. Entertain guests in the formal dining room or enjoy a quiet moment on the expansive deck constructed with low-maintenance materials, perfect for outdoor gatherings. The massive



main floor laundry and mudroom are equally impressive, featuring built-ins and tailored storage solutions that blend functionality with style. Ascend the curved staircase to discover a spacious bonus living room overlooking the main level. The upper floor comprises four bedrooms and three bathrooms, including three generously sized secondary bedrooms, two with walk-in closets and one with an ensuite, ideal for guests or older children. The primary suite offers breathtaking wetland views, a spa-like ensuite with more customized storage solutions in the double vanity, and a substantial walk-in closet. The 9' ceiling walkout basement extends the living space with a vast recreation room, additional bedroom, full bathroom, and versatile flex room. High ceilings and upgraded lighting fixtures throughout the home, including a chandelier, enhance the airy ambiance. Air conditioning and casement windows with crank-outs ensure comfort and energy efficiency. Every room is pre-wired for audio, video, and internet, with the basement set up for a home theatre and pre-installed speakers across three floors. Motorized blinds on the main floor add a modern touch, offering convenience and privacy at the touch of a button. Mahogany offers exceptional amenities like Chairman's Steakhouse, Alvin's Jazz Bar, cafes, shopping, and a central park with a newly opened top-tier playground. Walking distance to the beach and clubhouse offers endless recreational opportunities.

Built in 2016

Essential Information

MLS® #	A2152450
Price	\$1,475,000
Sold Price	\$1,412,500
Bedrooms	5

Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,320
Acres	0.11
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	112 Marquis View Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2H4

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Front, Parking Pad
Waterfront	Lake Privileges, Pond

Interior

Interior Features	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Walk-In Closet(s), Wired for Data, Wired for Sound
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Warming Drawer, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Masonry

Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line, Lighting, Private Entrance
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, No Neighbours Behind, Street Lighting, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 25th, 2024
Date Sold	September 13th, 2024
Days on Market	50
Zoning	R-1
HOA Fees	570.03
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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