

\$1,099,900 - 131 Marquis Landing Se, Calgary

MLS® #A2161879

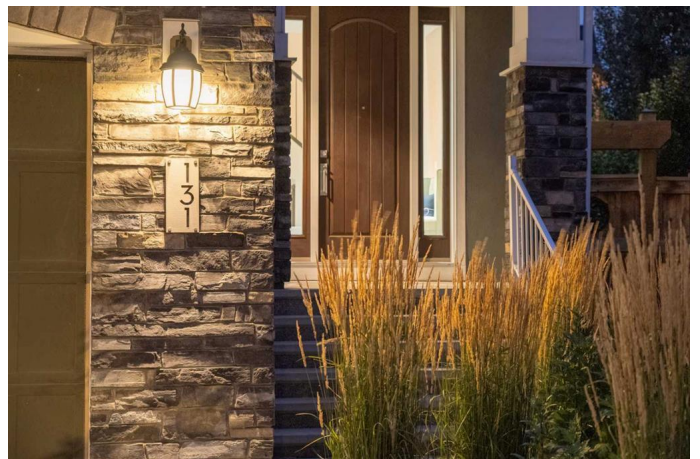
\$1,099,900

4 Bedroom, 3.00 Bathroom, 2,761 sqft

Residential on 0.13 Acres

Mahogany, Calgary, Alberta

THIS COULD BE THE FOREVER HOME YOU'VE BEEN DREAMING OF! Have you been searching for an estate home in arguably the most coveted lake community in Calgary? Were you hoping to find a home located in a safe and quiet cul-de-sac, where children can safely play and ride their bikes, free from the concerns of heavy traffic? Set on an expansive pie-shaped lot with a sought-after SOUTHWEST backyard, this property offers everything you could wish for in outdoor living. Picture yourself unwinding in a hot tub, entertaining on a large deck under a beautiful pergola, or simply enjoying the lush space that could easily accommodate a trampoline, bouncy castle, play fort, fire pit, all on your low-maintenance turf lawn - more time for you to relax and enjoy life! You're in luck! this gorgeous estate home is now ready for its next family. The exterior is wrapped with beautiful stucco, stone and wood accents, the curb appeal is alluring. Step inside to over 2,750+ square feet of exquisitely developed living space, starting with a grand foyer that flows seamlessly into the open-concept main floor. Luxury engineered hardwood floors lead you through a thoughtfully designed space, from a convenient office to a chef's dream kitchen complete with high-end built-in appliances. The dining room, featuring expansive 8-foot sliding glass doors, and a cozy living room with a gas fireplace, make for an inviting atmosphere. A spacious pantry



connects to a private mudroom, offering the perfect solution for keeping clutter out of sight. Ascend the elegant staircase to find a spacious upper level centered around a versatile bonus room. The primary bedroom is a true retreat, boasting a spa-like ensuite with a large soaker tub, dual vanities, a walk-in shower with bench, and 10mm glass. Three additional large bedrooms, a well-appointed 4-piece bath, a linen closet, and a roomy laundry area complete this family-friendly upper level. The undeveloped basement with 9-foot ceilings is a blank canvas awaiting your personal touch. Additional highlights include air conditioning, HRV system, zoned furnace, composite decking, professional landscaping with turf, tray and coffered ceilings, complete window covering package, and a double attached garage with high ceilings perfect for all your storage needs. This home is more than just a place to live—it's a lifestyle. Located across the street from the serene Mahogany wetlands and just a short stroll from the lake, beaches, ice rink, and tennis courts, the location is simply unbeatable. Come and see for yourself—this is a must-see property that truly has it all. VIRTUAL TOUR AVAILABLE!

Built in 2017

Essential Information

MLS® #	A2161879
Price	\$1,099,900
Sold Price	\$1,099,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,761
Acres	0.13

Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	131 Marquis Landing Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2H2

Amenities

Amenities	Beach Access, Picnic Area, Playground, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached, Driveway

Interior

Interior Features	Double Vanity, French Door, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Stone Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Humidifier, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Low Maintenance Landscape, Landscaped, Level, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Concrete, Stone, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed August 31st, 2024
Date Sold September 11th, 2024
Days on Market 11
Zoning R-1
HOA Fees 570.00
HOA Fees Freq. ANN

Listing Details

Listing Office Real Broker

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