

\$724,900 - 9 Marquis Link Se, Calgary

MLS® #A2174445

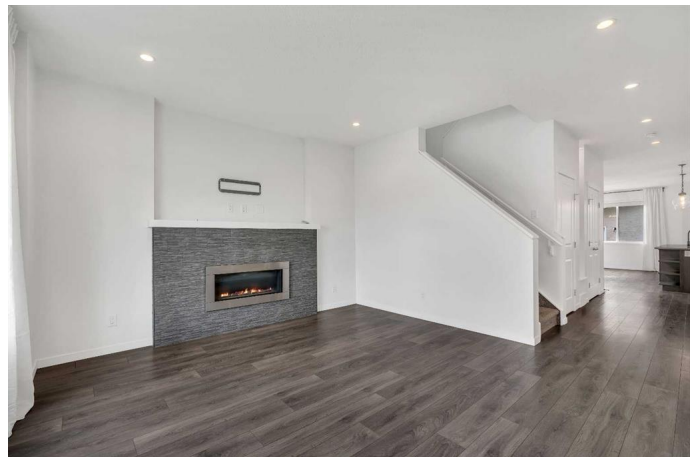
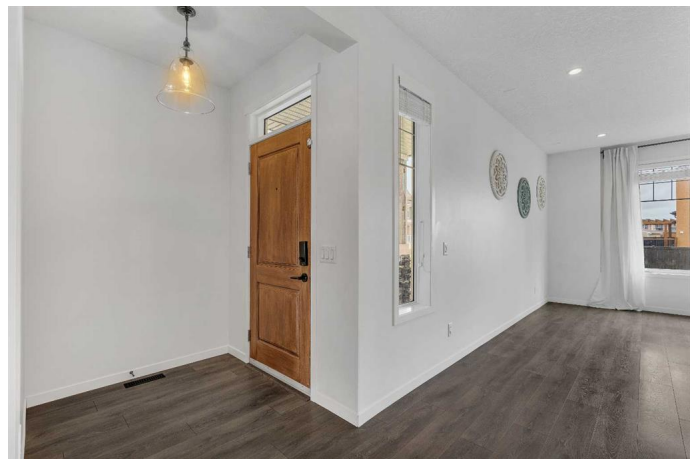
\$724,900

4 Bedroom, 4.00 Bathroom, 1,831 sqft

Residential on 0.08 Acres

Mahogany, Calgary, Alberta

OPEN HOUSE Sat Nov 9, 12:30-2:30...Lake lifestyle living in Mahogany ~ Welcome to your fully loaded and luxury dream home, where every detail has been designed for comfort and style. This is the Hopewell built "Koti" Floorplan and offers over 2600 sqft of living space on all 3 levels in one of the largest lanes home plans in the community. As you step inside, 9-foot ceilings and large windows fill the space with natural light. The main floor features a spacious front living room with a cozy but modern in style fireplace, a culinary delight of a kitchen with an oversized island, quartz countertops, a Silgranit sink, and stainless steel appliances, along with a generous dining area leading to a private side privacy deck with a BBQ gas line. Upstairs, you'll find a luxurious primary bedroom with a 3-piece ensuite and tiled shower, two additional spacious bedrooms, a large upper floor laundry room, and a 4-piece bath. The fully finished basement expands the living space with a second living area, a large fourth bedroom with a walk-in closet, and a 3-piece bath. Additional features include air conditioning, a detached garage, and a fenced yard. Stylish laminate flooring graces the main level, while plush carpeting adds warmth upstairs and in the basement. The oasis continues as you enter to the back yard living with is completely private with lovely deck and pergola space to host gatherings. Living in Mahogany means you're part of a vibrant, year-round lake community that offers



unparalleled access to recreational activities for all ages. With two private beaches, residents can enjoy swimming, kayaking, and paddleboarding in the summer, while the lake transforms into a winter wonderland perfect for skating and ice sports. The community's clubhouse provides a hub for social gatherings, fitness, and events, while the vast array of parks, playgrounds, and walking trails offer endless opportunities to explore the outdoors. Nature lovers will appreciate that Mahogany's scenic wetlands, teeming with wildlife, are just steps from your door, offering peaceful strolls and birdwatching adventures. Additionally, with nearby schools, shopping, and dining, Mahogany effortlessly blends nature with modern conveniences, making it one of Calgary's most desirable places to call home. Don't miss your chance to experience the ultimate balance of recreation, nature, and lifestyle!

Built in 2013

Essential Information

MLS® #	A2174445
Price	\$724,900
Sold Price	\$720,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,831
Acres	0.08
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	9 Marquis Link Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1Z5

Amenities

Amenities	Beach Access, Clubhouse, Recreation Facilities
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Kitchen Island, High Ceilings, Quartz Counters
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Barbecue, BBQ gas line
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	November 6th, 2024
Date Sold	November 14th, 2024
Days on Market	8
Zoning	R-G
HOA Fees	543.00
HOA Fees Freq.	ANN

Listing Details

Listing Office

RE/MAX Realty Professionals

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