

# \$964,900 - 49 Marquis Grove Se, Calgary

MLS® #A2259116

**\$964,900**

5 Bedroom, 4.00 Bathroom, 2,321 sqft

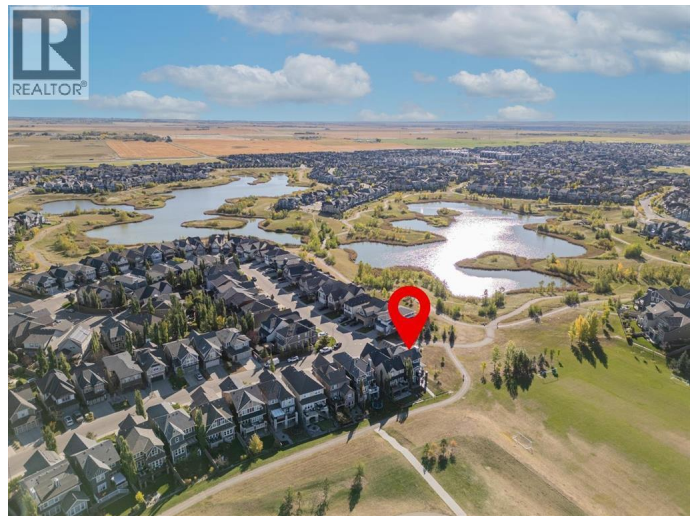
Single Family on 0.10 Acres

Mahogany, Calgary, Alberta

OPEN HOUSE SUNDAY SEPT 28 12-2pm.

Take advantage of the rare opportunity to own a gorgeous family home on a corner lot in the award-winning lake community of Mahogany!

This large two-storey home is directly adjacent to Mahogany's scenic naturalized wetlands, green space, and the local park/school. This makes this home the perfect place for your kids to run off some energy at the school fields behind the home, and then have a peaceful evening walk around the wetlands and enjoy the many species of birds and small animals that live there! The 5 bedroom, 3.5 bathroom layout of this home can easily accommodate large families - even featuring a second laundry room, a 3 piece bathroom, and a kitchen in the walkout basement - perfect for multi-generational living, or for use as an illegal suite. Step inside this beautiful home to discover an open-concept main floor flooded with natural light. Here, quartz countertops, stainless-steel appliances and a generous centre island create the perfect hub for both everyday meals and entertaining. The main living room of the home features a gas fireplace and large windows overlooking the green space behind the home. A refined dining area sits directly adjacent to the living room and kitchen, with plenty of room for a large table, and allows direct access onto your west facing back deck. A walk-through pantry, a large mud room, and a 2-piece bathroom complete the main floor of the home. Upstairs, the primary suite is a



private retreat complete with a large spa-style ensuiteâ€”featuring dual vanities, a large shower, a luxurious soaking tubâ€”and an expansive walk-through closet, which is conveniently located directly next to your laundry room! Three additional good-sized bedrooms and a full 4 piece bathroom upstairs make this home the perfect hub for your family! The fully finished walk-out basement elevates multigenerational living with its own full kitchen, eating bar, and a spacious family room that opens onto a covered stamped concrete patio. Whether you need private quarters for in-laws or a comfortable illegal guest suite, this versatile lower level delivers. This home includes lake access, and is situated just steps from gorgeous walking paths, a conservation area, parks, and schools, this stylish home blends sophisticated living with community convenience. Donâ€™t miss the opportunity to make it yoursâ€”contact us today to schedule a showing! (id:6289)

Built in 2013

**Essential Information**

Listing #	A2259116
Price	\$964,900
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Square Footage	2,321
Acres	0.10
Year Built	2013
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	49 Marquis Grove Se
Subdivision	Mahogany

City	Calgary
Province	Alberta
Postal Code	T3M1M5

### Amenities

Amenities	Park, Playground, Schools, Shopping, Water Nearby, Party Room
Features	No neighbours behind, Gas BBQ Hookup, Parking
Parking Spaces	4
Parking	Attached Garage, Concrete, Garage, Heated Garage
# of Garages	3

### Interior

Appliances	Washer, Dishwasher, Stove, Dryer, Microwave, Window Coverings, Washer & Dryer, Water Heater - Tankless
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

### Exterior

Exterior	Composite Siding
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

### Listing Details

Listing Office	RE/MAX First
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