



THE
A-TEAM

**RE/MAX
FIRST**

132 MARQUIS View, Calgary T3M 2H4

MLS® #: **A2103582**

Area: **Mahogany**

Listing Date: **01/28/24**

List Price: **\$1,377,777**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2016**

Lot Information

Lot Sz Ar: **4,757 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,067**
Low Sqft:
Ttl Sqft: **3,067**

DOM

112

Layout

Beds: **5 (4 1)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Backs on to Park/Green Space,Conservation,Creek/River/Stream/Pond,Environmental Reserve,Low Maintenance Landscape,No Neighbours Behind,Rectangular Lot,Views,Wetlands
Double Garage Attached,In Garage Electric Vehicle Charging Station(s)**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line**

Construction: **Wood Frame**
Flooring: **Carpet,Wood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Dishwasher,Freezer,Gas Cooktop,Microwave,Range Hood,Refrigerator**
Int Feat: **Kitchen Island,Open Floorplan,Pantry**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	17`1" x 15`5"	Nook	Main	14`0" x 9`11"
Kitchen	Main	14`0" x 10`11"	Pantry	Main	6`11" x 4`11"
Mud Room	Main	9`10" x 12`1"	Dining Room	Main	16`5" x 12`3"
Entrance	Main	9`8" x 13`0"	2pc Bathroom	Main	6`6" x 4`11"
Bedroom - Primary	Second	16`6" x 14`7"	Bedroom	Second	10`8" x 11`11"

Bedroom	Second	9`11" x 13`0"
Bonus Room	Second	16`5" x 12`4"
5pc Ensuite bath	Second	14`0" x 12`0"
Office	Lower	8`5" x 12`7"
Game Room	Lower	13`5" x 13`1"
Other	Lower	8`3" x 16`4"

Bedroom	Second	9`8" x 12`7"
Laundry	Second	5`7" x 9`2"
4pc Bathroom	Second	5`7" x 9`1"
Bedroom	Lower	11`6" x 11`6"
Family Room	Lower	16`4" x 13`1"

Legal/Tax/Financial

Title:	Zoning:
Fee Simple	R-1
Legal Desc:	1413477

Remarks

Pub Rmks: **Come check out this awesome home! Marvel at the spectacular, cul-de-sac location, backing onto the Mahogany Wetlands! This residence boasts over 4,100 square feet of developed space, featuring an expansive, open plan perfect for entertaining. Ideal for a large family, the home offers 4 bedrooms on the upper level and an additional one in the lower, walkout basement. Kitchen features a counter top gas range, stainless steel appliances, a large island with double sink and slide outs in the cabinets. The fully finished basement, professionally developed in 2019, adds to the allure and makes a great place for those family guests to stay. Kinetico Water System included. Stay warm during chilly days with the aid of two furnaces. A full deck spanning the back of the home provides ample space to relish the natural settings. For those rainy days, a large, covered patio area from the walkout basement becomes an ideal space for kids to play. Garage is wired for EV recharging. Recent work, totaling over \$15,000 has been undertaken to address issues found during a pre-inspection. Bring your own inspector to confirm the quality and excellence of this remarkable home. Work from home in the secure office space in the basement.**

Inclusions: **N/A**

Property Listed By: **TREC The Real Estate Company**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











