

### 13 MARQUIS View, Calgary T3M2H2

MLS® #: **A2112814** Area: **Mahogany** Listing Date: **03/12/24** List Price: **\$969,000**  
 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: **5,704 sqft**  
 Lot Shape: **12.8 x**

#### Finished Floor Area

Abv Sqft: **2,703**  
 Low Sqft:  
 Ttl Sqft: **2,703**

#### DOM

**68**  
 Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

#### Parking

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

Access:  
 Lot Feat:  
 Park Feat:  
**Back Yard**  
**Double Garage Attached**  
 Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer**  
 Int Feat: **High Ceilings,Kitchen Island,Pantry,Walk-In Closet(s)**  
 Utilities:

#### Room Information

Room	Level	Dimensions
Mud Room	Main	7`10" x 9`7"
Dining Room	Main	14`6" x 11`11"
Kitchen	Main	14`6" x 11`11"
2pc Bathroom	Main	7`0" x 3`0"
Bedroom	Upper	10`4" x 14`2"
Laundry	Upper	11`2" x 6`2"
4pc Bathroom	Upper	10`4" x 5`4"
5pc Ensuite bath	Upper	14`8" x 10`5"
3pc Bathroom	Basement	7`7" x 7`7"
Family Room	Basement	14`9" x 23`11"
Bedroom	Upper	10`3" x 13`10"

Room	Level	Dimensions
Pantry	Main	6`0" x 6`8"
Living Room	Main	16`6" x 15`2"
Office	Main	11`0" x 7`9"
Entrance	Main	8`8" x 7`0"
Walk-In Closet	Upper	6`0" x 4`8"
Bedroom - Primary	Upper	15`11" x 13`5"
Bonus Room	Upper	13`3" x 12`11"
Walk-In Closet	Upper	11`4" x 7`6"
Storage	Basement	9`9" x 4`10"
Bedroom	Basement	11`9" x 11`9"

Title:  
**Fee Simple**  
Fee Freq:  
**Annually**  
Legal Desc:

Zoning:  
**R-1**

**1413477**

Remarks

Pub Rmks: **Welcome to a Stunning Home for Sale in Calgary, Alberta. The address is 13 Marquis View SE, Calgary Alberta. The asking price: is \$969,000, or the best offer. Marvel at the spectacular custom-built, excellent location in the Mahogany community, just a few steps away from the wetland pond. This residence boasts over 3730 square feet of developed space, featuring a luxury property, an open plan, a big kitchen, and plenty of room on the main level. Ideal for a large family, the home offers 3 bedrooms on the upper level and an additional bedroom on the lower level—a total of 3.5 baths room. The kitchen features a countertop gas range, stainless steel appliances, a large island with a double sink, and slide-outs in the cabinets. The fully finished basement, professionally developed in 2016, adds to the allure. Kinetico Water System included. Key Features: Year Built: 2016, Main Floor Area: 2,703.6 square feet, Total Developed Area: 3,732.90 SQ.FT. Upper Level: 3 large bedrooms, 2 full baths, Main Floor: Open floor plan, huge kitchen & open dining area, and a half bathroom, Kitchen open a sliding door walkout to a big backyard, very good for pets running around with all fenced. Double Attached Garage, Fireplace. Basement: Fully developed with 1 bedroom, 1 full bath, a huge entertainment room, and a nice open bar. This home is close to all amenities, situated in a good neighbourhood, and everything you need is nearby. Perfect for a big family looking for comfort, space, and a beautiful setting. Don't miss out on this remarkable home! Arrange the appointment today before it is too late. Some furniture is also available for sale if interested.**

Inclusions: **N/A**  
Property Listed By: **First Place Realty**

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













