



THE
A-TEAM

**RE/MAX
FIRST**

148 MARQUIS View, Calgary T3M 2H4

MLS®#: **A2140168**

Area: **Mahogany**

Listing Date: **06/10/24**

List Price: **\$1,339,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2017**

Finished Floor Area

Abv Sqft: **2,851**
Low Sqft:
Ttl Sqft: **2,851**

DOM

110
Layout
Beds: **6 (4 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar: **4,391 sqft**
Lot Shape:

Parking

Ttl Park: **6**
Garage Sz:

Access:

Lot Feat:

Backs on to Park/Green Space,Creek/River/Stream/Pond,Environmental Reserve,Garden,Landscaped,Underground Sprinklers,Views,Wetlands Concrete Driveway,Driveway,Quad or More Attached

Park Feat:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Stone,Stucco**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Bar,Double Vanity,French Door,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Skylight(s),Walk-In Closet(s)**

Utilities:

Room Information

Room **Foyer** Level **Main** Dimensions **12`4" x 13`4"**
Room **Kitchen** Level **Main** Dimensions **14`2" x 18`5"**
Room **Dining Room** Level **Main** Dimensions **14`2" x 9`7"**
Room **Bedroom** Level **Second** Dimensions **13`10" x 15`0"**

Room **Office** Level **Main** Dimensions **12`0" x 11`4"**
Room **Family Room** Level **Main** Dimensions **20`10" x 13`3"**
Room **2pc Bathroom** Level **Main** Dimensions **7`5" x 5`0"**
Room **Bedroom** Level **Second** Dimensions **11`9" x 15`3"**

Bedroom	Second	12`8" x 15`3"	Den	Second	11`5" x 12`0"
Laundry	Second	9`0" x 8`2"	Bedroom - Primary	Second	13`10" x 17`7"
5pc Ensuite bath	Second	9`10" x 18`1"	5pc Bathroom	Second	9`0" x 8`0"
Bedroom	Basement	11`2" x 15`10"	Bedroom	Basement	11`2" x 13`10"
Game Room	Basement	21`9" x 21`8"	4pc Bathroom	Basement	7`9" x 5`0"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **1413477**

Zoning:
R-1

Remarks

Pub Rmks: **Views! Views Views! Situated perfectly back into the MAHOGANY WETLANDS is this outstanding Mahogany residence, offering unblocking views that encompass the entire pond & park area. Featuring almost 4,000 square feet of well appointed living space, this exquisite home offers 4 bedrooms plus office on upper level, 2 more bedrooms downstairs and a main floor den. Stepping into the entrance, you'll be enveloped by an open-concept design that includes a den, dining room, cozy family room and a custom-crafted kitchen with granite counters, island and a walk through pantry - while being graced by breathtaking views from every angle. The impeccable open to above 18 foot ceilings combined with a rock facing fireplace and crystal chandelier lighting offers airy atmosphere and highlights the whole main floor . Upper level hosts spacious primary suite with a spa like ensuite, walk-in closet and 3 windows that unveils unobstructed panoramas and gorgeous greenery views. Three more bedrooms (one with double doors), 5 pcs main bathroom, open den/office & a laundry room completes this floor. The lower walk-out basement has been thoughtfully designed and features a huge recreation/games room, 5th bedroom, full bath, utility room and a great space for HOME THEATER. Enjoy the maintenance free, private backyard oasis completed with patio and a gate to step out to the WETLANDS! Value plus triple garage accessible from the mud room of main floor. First owners have been upgrades a lot at the time of building it including A/C, water softener, radon reduction system, central humidifiers, upper floor skylight, garage 240V/40AMP power plug (roughed-in), POE (Power over ethernet) out door surveillance camera system, and backyard landscaping. Marquis View is renowned as one of the most iconic street in the award winning community of Mahogany which combines wetlands views along with the luxury, and exclusivity that this prestigious address offers.**

Inclusions: **NONE**
 Property Listed By: **Top Producer Realty and Property Management**

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











