

112 MARQUIS View, Calgary T3M 2H4

MLS®#:	A2140247	Area:	Mahogany	Listing Date:	06/13/24	List Price: \$1,500,000
Status:	Active	County:	Calgary	Change:	None	Association: Fort McMurray



eneral Information				DOM				
rop Type:	Residential			<u>DOM</u> 17				
ub Type:	Detached			Layout				
ity/Town:	Calgary	Finished Floor Ar	ea	Beds:	5(41)			
ear Built:	2016	Abv Sqft:	3,320	Baths:	4.5 (4 1)			
<u>ot Information</u>		Low Sqft:		Style:	2 Storey			
ot Sz Ar:	4,972 sqft	Ttl Sqft:	3,320					
ot Shape:				Parking				
				Ttl Park:	4			
				Garage Sz:	2			
ccess:				5				
ot Feat:	Back Yard,Backs on to Park/Green Space,Front Yard,Lawn,No Neighbours Behind,Street Lighting,Rectangular Lot,See Remarks							
ark Feat:	Double Garage Attached, Garage Door Opener, Garage Faces Front, Parking Pad							

Utilities and Features

Roof:	Asphalt Shingle	halt Shingle Construction:							
Heating:	Forced Air		Cement Fiber Board,Concrete,Wood Frame						
Sewer:			Flooring:						
Ext Feat:	BBQ gas line,Lighting,Private Entra	nce	Carpet, Hardwood, Tile						
			Water Source:						
			Fnd/Bsmt:	Fnd/Bsmt:					
	Poured Concrete								
Kitchen Appl:	er,Washer,Window Coverings								
Int Feat:	Open Floorplan,Pantry,Quartz								
	-	Counters,Recessed Lighting,Separate Entrance,Storage,Walk-In Closet(s),Wired for Data,Wired for Sound							
Utilities:									
			Room Information						
Room	Level	Dimensions	Room	Level	Dimensions				
Living Room	Main	16`2" x 15`9"	Kitchen	Main	19`11" x 18`11"				
Pantry	Main	6`3" x 4`11"	Spice Kitchen	Main	7`4" x 5`10"				
i anci y									
Dining Room	Main	14`5" x 11`9"	Den	Main	12`0" x 9`11"				
•		14`5" x 11`9" 8`10" x 8`4"	•	Main Main					
Dining Room	Main		Den		12`0" x 9`11"				

Bedroom 5pc Ensuite bath 4pc Bathroom 4pc Bathroom Den	Second Second Second Basement Basement	15`4" x 9`4" 15`7" x 14`9" 10`8" x 4`11" 8`10" x 4`11" 12`10" x 10`6"	Bedroom 4pc Ensuite bath 2pc Bathroom Bedroom Family Room Legal/Tax/Financial	Second Second Main Basement Basement	17`6" x 9`4" 9`3" x 7`9" 5`4" x 4`11" 14`7" x 13`11" 33`9" x 20`2"				
Title:		Zoning:							
Fee Simple Legal Desc:	1413477	R-1	Remarks						
Pub Rmks: Inclusions: Property Listed By:	Mahogany community Mahogany wetlands, entrance as you glimp views of the wetlands include custom drawe are savvy on storage. ample shelving simpli enhances the ambian perfect for outdoor ga functionality with sty and three bathrooms, The primary suite offe closet. The 9' ceiling ceilings and upgraded outs ensure comfort a speakers across three exceptional amenities to the beach and club	Welcome to an exquisite residence where every detail has been meticulously curated to offer an unparalleled living experience. Nestled in the prestigious Mahogany community, this home boasts 4,848 square feet of total developed space, including a fully finished walkout basement. Backing onto the picturesque Mahogany wetlands, this home provides a tranquil escape with scenic views and an extensive pathway system. A versatile den/office greets you at the front entrance as you glimpse the openness of the main living space ahead. The living room features a soaring ceiling and four large windows offering unobstructed views of the wetlands. The two-storey stone fireplace adds grandeur. The kitchen has timeless appeal, ceiling-height cabinetry, and built-in organizers. Features include custom drawers for spices, knives, and utensils, tip-out trays in front of the sinks, a coffee station, and pull-out drawers in cabinets - a dream for those who are savy on storage. The striking kitchen island has quartz countertops, a breakfast bar, and more storage cabinets. The adjacent butler's pantry with a sink and ample shelving simplifies hosting. Enjoy the quality built-in appliances such as the countertop gas stove and built-in oven with a warming drawer. Recessed lighting enhances the ambiance. Entertain guests in the formal dining room or enjoy a quiet moment on the expansive deck constructed with low-maintenance materials, perfect for outdoor gatherings. The main floor laundry and mudroom are equally impressive, featuring built-ins and tailored storage solutions that blend functionality with style. Ascend the curved staircase to discover a spacious bonus living room overlooking the main level. The upper floor comprises four bedrooms, and three bathrooms, including three generously sized secondary bedrooms, two with walk-in closets and one with an ensuite, ideal for guests or older children. The primary suite offers breathtaking wetland views, a spa-like ensuite with more customized storage solutions in the double vanity, an							

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