



THE
A-TEAM

**RE/MAX
FIRST**

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**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2016**
Lot Information
 Lot Sz Ar: **4,972 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,320**
 Low Sqft:
 Ttl Sqft: **3,320**

DOM

17
Layout
 Beds: **5 (4 1)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat:

Back Yard,Backs on to Park/Green Space,Front Yard,Lawn,No Neighbours Behind,Street Lighting,Rectangular Lot,See Remarks

Park Feat:

Double Garage Attached,Garage Door Opener,Garage Faces Front,Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line,Lighting,Private Entrance**

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

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Gas Range,Microwave,Range Hood,Refrigerator,Warming Drawer,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Chandelier,Closet Organizers,Double Vanity,French Door,High Ceilings,Kitchen Island,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
Living Room	Main	16`2" x 15`9"
Pantry	Main	6`3" x 4`11"
Dining Room	Main	14`5" x 11`9"
Laundry	Main	8`10" x 8`4"
Foyer	Main	8`3" x 5`4"
Bedroom - Primary	Second	20`1" x 19`0"

Room	Level	Dimensions
Kitchen	Main	19`11" x 18`11"
Spice Kitchen	Main	7`4" x 5`10"
Den	Main	12`0" x 9`11"
Mud Room	Main	10`1" x 5`11"
Bonus Room	Second	24`5" x 15`10"
Bedroom	Second	14`6" x 9`11"











