



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**119 MARQUIS Green, Calgary T3M 1X8**

MLS® #: **A2162993**      Area: **Mahogany**      Listing Date: **09/05/24**      List Price: **\$824,900**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2015**  
Lot Information  
 Lot Sz Ar: **6,006 sqft**  
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,703**  
 Low Sqft:  
 Ttl Sqft: **1,703**

DOM

**13**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **3**  
 Garage Sz: **3**

Access:  
 Lot Feat: **Back Lane,Back Yard,Cul-De-Sac,Front Yard,Garden,Low Maintenance Landscape,No Neighbours Behind,Level,Pie Shaped Lot,Private,Treed**  
 Park Feat: **220 Volt Wiring,Alley Access,Heated Garage,Insulated,Oversized,Triple Garage Detached**

Utilities and Features

Roof: **Asphalt**      Construction: **Brick,Cement Fiber Board,Wood Frame**  
 Heating: **Forced Air,Natural Gas**      Flooring: **Carpet,Hardwood,Tile**  
 Sewer:      Water Source:  
 Ext Feat: **Basketball Court,Fire Pit,Garden,Private Yard,Storage**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Dryer,Garage Control(s),Induction Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Storage,Tray Ceiling(s),Walk-In Closet(s),Wired for Sound**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	14`0" x 8`6"	Dining Room	Main	12`0" x 11`0"
Living Room	Main	14`0" x 12`0"	Office	Main	9`0" x 6`0"
Game Room	Main	13`6" x 11`0"	Laundry	Upper	7`0" x 6`0"
Wine Cellar	Lower	8`0" x 5`0"	Game Room	Lower	16`6" x 13`0"
Storage	Lower	9`10" x 6`8"	Bedroom - Primary	Upper	14`0" x 12`0"
Bedroom	Upper	10`6" x 9`0"	Bedroom	Upper	10`0" x 9`0"

**Bedroom**  
**4pc Bathroom**  
**5pc Ensuite bath**

**Lower**  
**Lower**  
**Upper**

**19`6" x 12`0"**  
**8`6" x 7`0"**  
**12`6" x 7`0"**

**2pc Bathroom**  
**4pc Bathroom**

**Main**  
**Upper**

**6`0" x 4`6"**  
**10`6" x 7`0"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1411415**

Zoning:  
**R-1N**

Remarks

Pub Rmks:

**Nestled in a serene cul-de-sac within the coveted award-winning community of Mahogany, this exceptional residence offers a truly one-of-a-kind lifestyle. Boasting nearly 2,500 square feet of thoughtfully curated living space, every detail has been meticulously crafted to create a luxurious and comfortable home. Step inside to be greeted by a spacious foyer and a stylish den, perfect for a home office. The living room, dining area, and gourmet kitchen are bathed in natural light and feature upgraded cabinetry, a luxury chef-inspired appliance package, quartz countertops, a large pantry, and a breakfast bar. A mudroom and a powder room complete the main floor. Upstairs, the primary suite offers a beautifully appointed ensuite and a spacious walk-in closet. Two additional bedrooms, a 4-piece bathroom, and an oversized laundry room with ample storage provide plenty of space for your family. The lower level is a true entertainment haven, featuring a bespoke speakeasy with a custom-crafted wine rack to display all of your favorite vintages, a large rec room/theater room for hosting friends during the Flames game, and a sprawling bedroom and bathroom for guest that don't want to leave. Outside, you'll find a private oasis offering unmatched outdoor living. Secluded amidst lush greenery, the backyard is a true oasis, featuring a triple car garage, a state-of-the-art outdoor gym for fitness enthusiasts, a sports court for friendly matches, and a cozy shed pub for entertaining guests. Unwind in the serene zen garden, where a bubbling rock water fountain provides a soothing ambiance. Cultivate your green thumb in the flourishing garden beds, or simply relax on the patio and soak up the tranquility. Whether you're seeking a private sanctuary or a space to entertain, this exceptional property is second to none and offers it all! Be sure to view the 3D Virtual Tour or swing by the OPEN HOUSE on SEPT 7 from 2:30-4:00pm.**

Inclusions:

**Wine Rack, Vacuflow + Attachments, TV Brackets-All, Primary Bedroom Wall Sconces, Two Wall Candle Holders in Ensuite, 3 White Ikea Shelves, Powder Room White Shelf, White Gym Shelf, Drapes, Garage Opener(s) + Remote(s), Garden Fountain, Exterior Speakers, Shed, Firepit, Basketball Net  
RE/MAX First**

Property Listed By:

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

























