



THE
A-TEAM

**RE/MAX
FIRST**

13 MARQUIS View, Calgary T3M2H2

MLS®#: **A2163858**

Area: **Mahogany**

Listing Date: **09/07/24**

List Price: **\$968,000**

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:

Finished Floor Area
Abv Sqft: **2,696**
Low Sqft:
Ttl Sqft: **2,696**

DOM

12
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:
Lot Feat: **Back Yard**
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Oven,Refrigerator,Washer,Window Coverings**
Int Feat: **Built-in Features,Granite Counters,Open Floorplan,Pantry,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	8`5" x 10`8"
Kitchen	Main	14`8" x 11`7"
Living Room	Main	16`2" x 15`2"
Mud Room	Main	14`1" x 9`5"
5pc Ensuite bath	Second	14`7" x 14`6"
Laundry	Second	11`0" x 6`1"
Bedroom	Second	10`2" x 18`9"

Room	Level	Dimensions
2pc Bathroom	Main	7`1" x 3`0"
Dining Room	Main	14`8" x 12`1"
Office	Main	10`11" x 9`2"
Bedroom - Primary	Second	15`9" x 14`8"
Family Room	Second	19`10" x 18`6"
4pc Bathroom	Second	10`5" x 5`2"
Bedroom	Second	10`2" x 14`0"

**3pc Bathroom
Game Room**

**Lower
Lower**

**7`7" x 7`6"
15`9" x 23`9"**

**Bedroom
Storage**
Legal/Tax/Financial

**Lower
Lower**

**14`6" x 11`7"
9`6" x 4`8"**

Title:
Fee Simple
Legal Desc:

1413477

Zoning:
R-1

Remarks

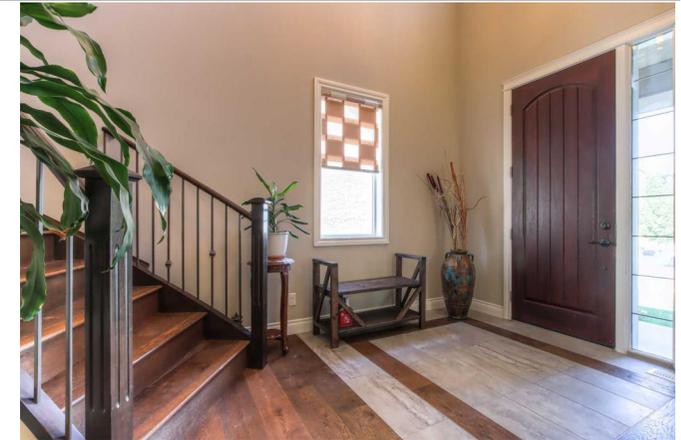
Pub Rmks:

Welcome to a beautiful and spacious custom-built home in Mahogany. This home is perfect for a big family or those who love to entertain. Move from a roomy and welcoming entry to a warm kitchen with an oversized island and ample eating area, onto a family room with large windows and a two-way gas fireplace. This home exudes style and comfort. The upper level includes three generously sized bedrooms and an additional cozy living space. The lower level is professionally developed offering another living space, a three piece bath, a fourth bedroom, a fully-equipped bar, and additional storage. Quality finishing throughout and lots of extras. The back yard is large, fully fenced and landscaped. Mahogany is an ideal family neighborhood with many pathways, a residents only beach, residents centre, and community schools + a main street with all amenities.

Inclusions:
Property Listed By:

**all permanent fixtures, projector
RE/MAX Real Estate (Mountain View)**

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













13 Marquis View SE, Calgary, AB

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Main Floor Exterior Area 1247.20 sq ft
Interior Area 1159.05 sq ft
Excluded Area 465.48 sq ft



13 Marquis View SE, Calgary, AB

1st Floor Exterior Area 1448.87 sq ft
Interior Area 1353.71 sq ft
Excluded Area 136.74 sq ft



