



THE
A-TEAM

**RE/MAX
FIRST**

309 MARQUIS Landing, Calgary T3M 2H4

MLS®#: **A2169310** Area: **Mahogany** Listing Date: **10/17/24** List Price: **\$1,210,000**
 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: **6,296 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,475**
 Low Sqft:
 Ttl Sqft: **2,475**

DOM

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

Parking

Ttl Park: **5**
 Garage Sz: **3**

Access:

Lot Feat: **Corner Lot,Cul-De-Sac,Front Yard,Lawn,Landscaped,Rectangular Lot,See Remarks**
 Park Feat: **Tandem,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Washer,Window Coverings**
 Int Feat: **Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`11" x 13`5"	Dining Room	Main	13`6" x 11`6"
Kitchen	Main	15`1" x 13`5"	Pantry	Main	5`11" x 3`8"
Foyer	Main	9`5" x 7`11"	Office	Main	9`3" x 6`1"
Mud Room	Main	8`5" x 4`10"	2pc Bathroom	Main	6`1" x 4`11"
Bonus Room	Upper	15`7" x 13`10"	Bedroom - Primary	Upper	19`7" x 13`5"
Walk-In Closet	Upper	8`8" x 7`5"	5pc Ensuite bath	Upper	14`8" x 9`3"
Bedroom	Upper	11`3" x 9`11"	Bedroom	Upper	10`11" x 9`11"

Bedroom
Laundry
Bedroom
Storage
4pc Bathroom

Upper
Upper
Basement
Basement
Basement

10`11" x 9`11"
7`1" x 6`5"
12`1" x 12`11"
10`4" x 9`10"
8`6" x 5`5"

4pc Bathroom
Family Room
Bedroom
Furnace/Utility Room

Upper
Basement
Basement
Basement

9`10" x 4`11"
17`6" x 13`8"
12`5" x 9`7"
13`1" x 5`5"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc:

1413477

Zoning:
R-1

Remarks

Pub Rmks: **Welcome to Your New Dream Home! Step into 3,600 square feet of exceptional living space, perfectly designed for comfort and style. This move-in-ready luxury home features 9 ft ceilings, gleaming hardwood floors, brand-new décor paint, and immaculate finishes throughout. The open floor plan is ideal for entertaining, with natural light flooding the spacious living and dining areas. The gourmet kitchen is a chef's paradise, boasting a large granite island, stainless steel appliances, large pantry and custom cabinetry that extends to the ceiling. A home office and guest bathroom are also on the main level for convenience. Relax in Your Primary Retreat The generous primary suite offers space for a king-sized bed, a walk-in closet, and a luxurious 5-piece ensuite featuring a soaking tub, separate shower, and a private water closet. Three additional well-appointed bedrooms, each accommodating queen-sized beds, make this home perfect for a growing family. The upper level includes a versatile bonus room for family nights and a convenient separate laundry room. Lower-Level Comfort The finished lower level is the perfect spot for family fun or guest accommodation, featuring a good sized family room with wet bar, two additional bedrooms, and a full 4-piece bathroom. Whether it's game night or playtime, this space offers plenty of room to unwind. There is an extra washer/dryer hook-up in the large basement storage room. Triple Garage and Outdoor Living Your vehicles will be well-kept in the triple garage, with one side offering a tandem setup for your 3rd vehicle. Enjoy the backyard and easy access to lakeside amenities and nearby schools—this home truly has it all. Don't miss the chance to call this luxury home yours—schedule your private tour today!**

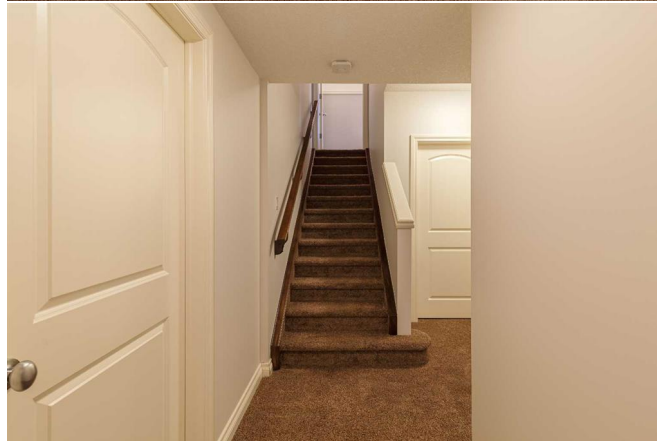
Inclusions: **TV brackets. Freezer in garage**
 Property Listed By: **Royal LePage Benchmark**

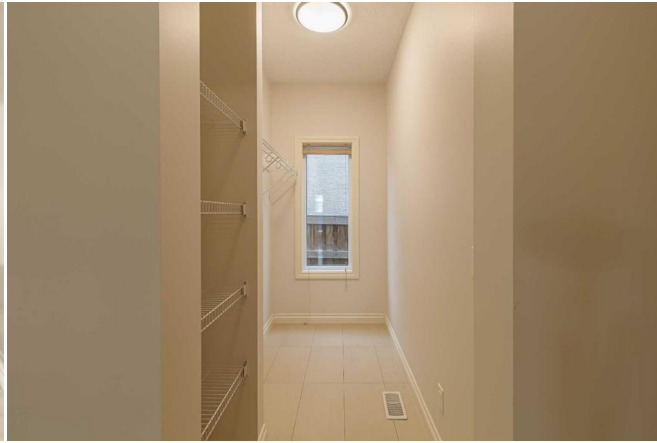
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













309 MARQUIS LANDING SE
 DATA REQUIREMENT: FURNISHING: 0.00-00.00
 MAIN LEVEL: 3,126.00 SQ. FT. / 288.87 SQ. M.
 UPPER LEVEL: 3,548.21 SQ. FT. / 328.25 SQ. M.
 TOTAL ABOVE-GROUND AREA: 6,674.21 SQ. FT. / 617.12 SQ. M.
 BASEMENT DEVELOPED AREA (BDA): 834.78 SQ. FT. / 77.24 SQ. M.
 BASEMENT UNDEVELOPED AREA (BUA): 283.11 SQ. FT. / 26.35 SQ. M.
 TOTAL ABOVE-GROUND AREA: 6,674.21 SQ. FT. / 617.12 SQ. M.

