



THE
A-TEAM

**RE/MAX
FIRST**

309 MARQUIS Landing, Calgary T3M 2H4

MLS®#: **A2169310** Area: **Mahogany** Listing **10/17/24** List Price: **\$1,148,000**
 Status: **Active** County: **Calgary** Date: Change: **-\$62k, 23-Oct** 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

35
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** Construction: **Brick,Stucco**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Water Source:
 Ext Feat: **Private Yard** 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 in the family friendly community of Mahogany Lake. 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. Your 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 at the end of your busy day in your primary bedroom. 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 your family nights and a convenient separate laundry room. The fully finished basement is perfect for family fun or guest accommodation. Featuring a good sized family room with wet bar, two additional bedrooms, and a full 4-piece bathroom there is room for everyone. There is also an extra washer/dryer hook-up in the large basement storage room. A thoughtful convenience for your extended family. Keep your vehicles out of the winter elements in the triple garage, with one side offering a tandem setup and an EV plug-in. Enjoy watching your kids have fun playing in the large backyard or at the year round lake with summer swimming or winter skating. Close to nearby schools and easy access to Stoney Trail, this home truly has it all. Don't miss the chance to call this luxury home yours—call your favorite realtor to schedule your private tour today!**

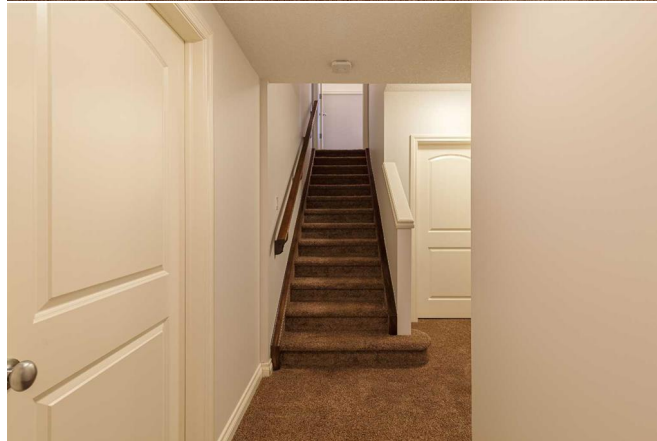
Inclusions: **TV brackets. Freezer in garage**
Property Listed By: **Royal LePage Benchmark**

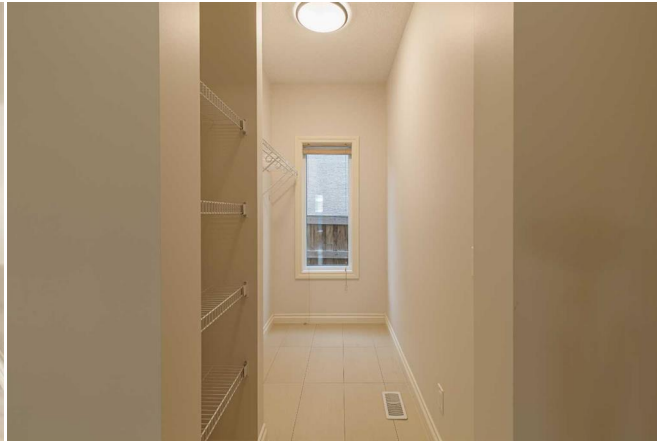
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













309 MARQUIS LANDING SE
 DATA REQUIREMENT: FURNISHING: 0.0000 00
 MAIN LEVEL: 3,126.85 SQ. FT. / 288.87 SQ. M.
 UPPER LEVEL: 3,548.21 SQ. FT. / 328.25 SQ. M.
 TOTAL ABOVE-GROUND AREA: 6,675.06 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: 6,675.06 SQ. FT. / 617.12 SQ. M.

