



THE
A-TEAM

**RE/MAX
FIRST**

309 MARQUIS Landing, Calgary T3M 2H4

MLS®#: **A2169310** Area: **Mahogany** Listing **10/17/24** List Price: **\$1,018,000**
 Status: **Pending** County: **Calgary** Date: Change: **-\$130k, 29-Nov** 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

65
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	Upper	10`11" x 9`11"	4pc Bathroom	Upper	9`10" x 4`11"
Laundry	Upper	7`1" x 6`5"	Family Room	Basement	17`6" x 13`8"
Bedroom	Basement	12`1" x 12`11"	Bedroom	Basement	12`5" x 9`7"
Storage	Basement	10`4" x 9`10"	Furnace/Utility Room	Basement	13`1" x 5`5"
4pc Bathroom	Basement	8`6" x 5`5"			

Legal/Tax/Financial

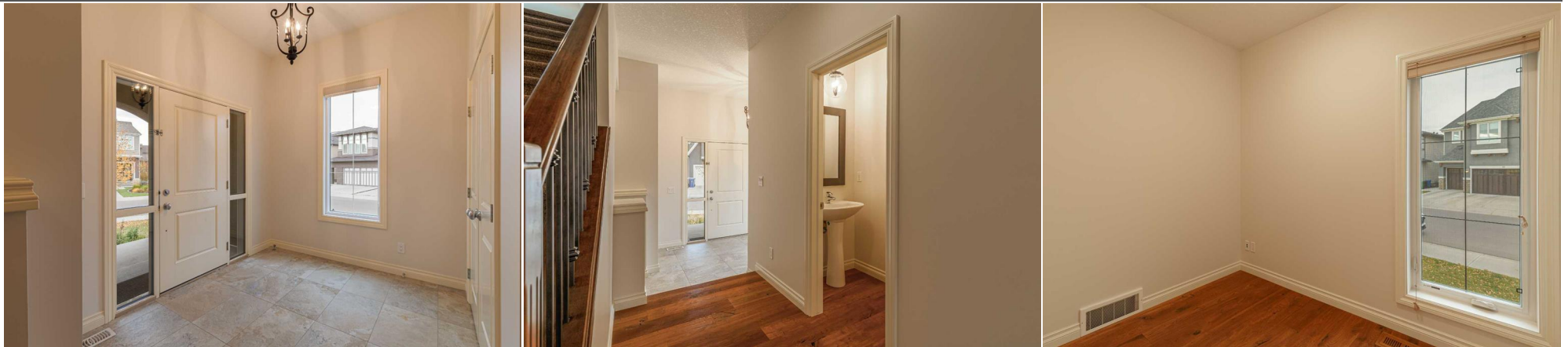
Title: **Fee Simple**
 Zoning: **R-1**
 Legal Desc: **1413477**

Remarks

Pub Rmks: **Move in for Christmas! Welcome to your dream home in the coveted, family-friendly community of Mahogany Lake. This stunning, move-in-ready luxury home offers an impressive 3,600 square feet of exceptional living space, blending comfort, style, and functionality. Main Floor Elegance: Step into an inviting open-concept layout, accentuated by 9 ft ceilings, gleaming hardwood floors, and fresh décor paint. Natural light pours into the spacious living and dining areas, perfect for hosting family and friends. The gourmet kitchen is a chef's paradise, featuring a large granite island, stainless steel appliances, gas cooktop, custom ceiling-height cabinetry, and a walk-in pantry. A dedicated home office and a convenient guest bathroom complete the main level. Relax and Recharge: The luxurious primary suite is your private retreat, with ample space for a king-sized bed, a walk-in closet, and a spa-inspired 5-piece ensuite. Unwind in the soaking tub or the separate glass shower, complemented by a private water closet. Room for the Whole Family: Three additional upstairs bedrooms, all fitting queen-sized beds, offer the perfect setup for family living. A bonus room invites cozy movie nights, while the separate laundry room adds convenience. Basement Bliss: The fully finished basement extends your living space with a spacious family room featuring a wet bar, two additional bedrooms, and a full 4-piece bathroom. An extra washer/dryer hookup in the storage room makes multi-generational living a breeze. Outdoor & Garage Features: Keep your vehicles protected in the triple garage, complete with a tandem space and an EV plug-in. The large backyard is perfect for kids, and the year-round amenities of Mahogany Lake—summer swimming and winter skating—are just steps away. Prime Location: Situated close to top-rated schools and offering easy access to Stoney Trail, this home combines luxury with convenience. Don't miss this rare opportunity to own a breathtaking home in one of the city's most sought-after communities. Contact your favorite realtor to book your private tour today!**

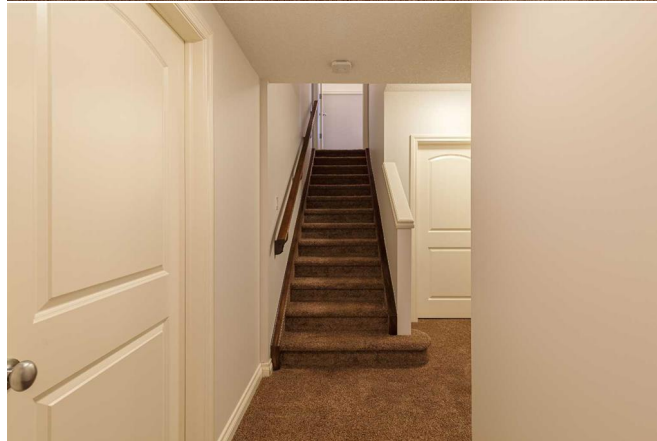
Inclusions: **TV brackets. Freezer in garage**
 Property Listed By: **Royal LePage Benchmark**

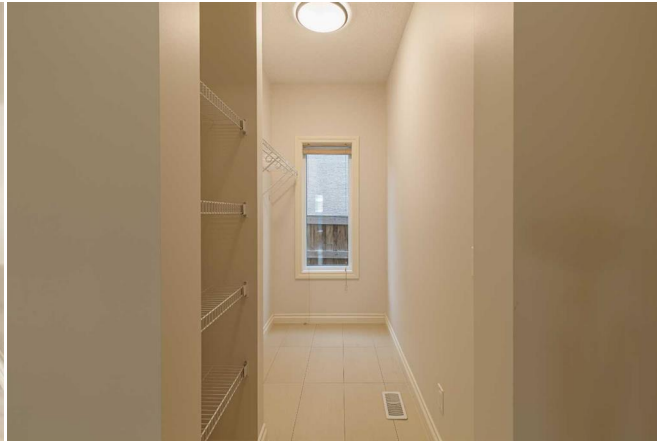
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













309 MARQUIS LANDING SE
 DATA REQUIREMENT: FURNISHING: 0.00, 0.00
 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.

