



THE
A-TEAM

**RE/MAX
FIRST**

144 MARQUIS View, Calgary T3M 2H4

MLS®#: **A2169922** Area: **Mahogany** Listing Date: **10/17/24** List Price: **\$1,249,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2017**
Lot Information
 Lot Sz Ar: **4,531 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,595**
 Low Sqft:
 Ttl Sqft: **2,595**

DOM

5
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,Backs on to Park/Green Space,No Neighbours Behind,Wetlands**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line**

Construction: **Composite Siding,Stone**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Dryer,Electric Cooktop,Range Hood,Washer,Washer/Dryer,Window Coverings**
 Int Feat: **Built-in Features,Closet Organizers,Double Vanity,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`10" x 4`9"	Dining Room	Main	14`11" x 10`1"
Kitchen	Main	15`4" x 16`8"	Living Room	Main	16`6" x 16`7"
Mud Room	Main	6`3" x 9`1"	Office	Main	9`11" x 9`11"
4pc Bathroom	Upper	9`11" x 4`10"	5pc Ensuite bath	Upper	14`3" x 13`5"
Bedroom	Upper	10`2" x 13`7"	Bedroom	Upper	10`2" x 13`7"

Family Room	Upper	14`10" x 13`11"	Laundry	Upper	9`11" x 6`1"
Bedroom - Primary	Upper	14`6" x 15`10"	Storage	Upper	9`11" x 5`7"
Walk-In Closet	Upper	5`5" x 10`1"	4pc Bathroom	Basement	7`7" x 4`10"
Bedroom	Basement	8`11" x 14`8"	Game Room	Basement	28`4" x 14`11"
Furnace/Utility Room	Basement	13`1" x 13`4"	Walk-In Closet	Basement	6`10" x 8`7"

Legal/Tax/Financial

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

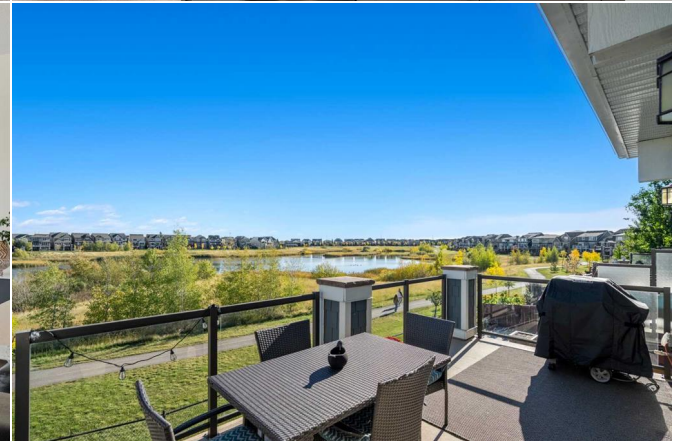
Remarks

Pub Rmks: **Welcome to this stunning home with a WALKOUT BASEMENT BACKING THE WETLANDS. This 4-bedroom, 3.5-bath home is located in the highly sought-after community of Mahogany. This is a property you truly need to see to believe. As you step inside, you are greeted by a grand foyer featuring high ceilings that seamlessly blend into a spacious open office, perfect for remote work or quiet study time. The home flows effortlessly into an expansive open kitchen and living area, ideal for family gatherings and cozy evenings watching your favorite shows. The modern kitchen is the heart of the home and has elegant quartz countertops, a large island, stainless steel built-in appliances, and an electric cooktop, ensuring that every culinary adventure is a pleasure. Just off the kitchen, the large dining room invites you to step out onto the outdoor deck, where you can enjoy breathtaking views of the serene pond and lush greenery. With no neighbors behind you, this outdoor space offers a perfect retreat for quiet relaxation and entertaining. Heading upstairs, you'll find a massive family room that is perfect for game nights or movie marathons, featuring a large window that frames another stunning view. The upper level also includes two generously sized bedrooms, perfect for family or guests. The highlight of the upstairs is the primary suite, which features two large windows showcasing the beautiful community of Mahogany. The ensuite bathroom is a true oasis, complete with a luxurious built-in bathtub, a 10-foot tile shower, and a double sink vanity. Additionally, the spacious walk-in closet offers ample storage for all your needs. Heading to the WALK OUT basement, you will find an expansive family room, perfect for cozy family nights in. This level also includes a versatile spare bedroom, which could easily serve as an office or guest room and an additional 4 piece bathroom Step outside to discover a beautifully covered patio with soffit lighting, creating an inviting atmosphere for outdoor gatherings. The large backyard offers plenty of space for any outdoor activities, from gardening to family barbecues. Located in the community of Mahogany, this home is close to many amenities including The Mahogany Beach Club and lake access, perfect for all your recreational needs. Backing on to the wetlands, this home offers ample activities for growing families - whether you love night walks after dinner or heading to the playground to get some energy out, Mahogany is the place to be! Don't miss this incredible opportunity to own a piece of Mahogany. Schedule your showing today and experience everything this remarkable home has to offer!**

Inclusions: **Mudroom Lockers, Ceiling Speakers, Laundry Counters, 2 Furnaces,**
 Property Listed By: **eXp Realty**

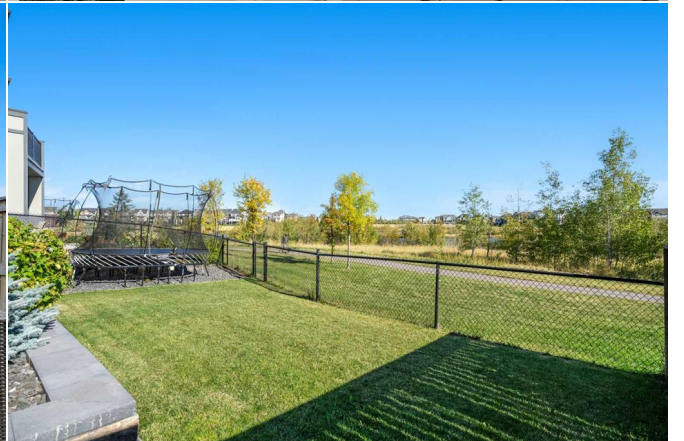
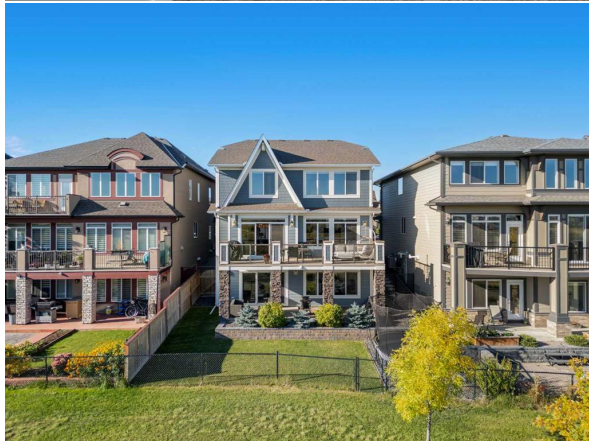
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













144 Marquis View SE, Calgary, AB

Main Floor Exterior Area 1172.59 sq ft
Interior Area 1200.02 sq ft
Excluded Area 461.23 sq ft



PREPARED: 2024/09/28

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

144 Marquis View SE, Calgary, AB

1st Floor Exterior Area 1423.62 sq ft
Interior Area 1231.10 sq ft



PREPARED: 2024/09/28

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144 Marquis View SE, Calgary, AB

Basement (Below Grade) Exterior Area 1038.79 sq ft
Interior Area 952.38 sq ft



PREPARED: 2024/09/28

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