



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**132 MARQUIS View, Calgary T3M 2H4**

MLS®#: **A2170285**      Area: **Mahogany**      Listing Date: **10/07/24**      List Price: **\$1,395,000**  
 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: **4,757 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **3,067**  
 Low Sqft:  
 Ttl Sqft: **3,067**

DOM

**46**  
Layout  
 Beds: **5 (4 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Conservation,Creek/River/Stream/Pond,Environmental Reserve,Low Maintenance Landscape,No Neighbours Behind,Rectangular Lot,Views,Wetlands**  
 Park Feat: **Double Garage Attached,In Garage Electric Vehicle Charging Station(s)**

Utilities and Features

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

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

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Dishwasher,Gas Cooktop,Microwave,Range Hood,Refrigerator**  
 Int Feat: **Kitchen Island,Open Floorplan,Pantry**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	17`1" x 15`5"	Nook	Main	14`0" x 9`11"
Kitchen	Main	14`0" x 10`11"	Pantry	Main	6`11" x 4`11"
Mud Room	Main	9`10" x 12`1"	Dining Room	Main	16`5" x 12`3"
Entrance	Main	9`8" x 13`0"	2pc Bathroom	Main	6`6" x 4`11"
Bedroom - Primary	Second	16`6" x 14`7"	Bedroom	Second	10`8" x 11`11"

**Bedroom** Second 9`11" x 13`0"  
**Bonus Room** Second 16`5" x 12`4"  
**5pc Ensuite bath** Second 14`0" x 12`0"  
**Office** Lower 8`5" x 12`7"  
**Game Room** Lower 13`5" x 13`1"  
**Other** Lower 8`3" x 16`4"

**Bedroom** Second 9`8" x 12`7"  
**Laundry** Second 5`7" x 9`2"  
**4pc Bathroom** Second 5`7" x 9`1"  
**Bedroom** Lower 11`6" x 11`6"  
**Family Room** Lower 16`4" x 13`1"  
**4pc Bathroom** Lower 9`2" x 4`11"

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **1413477**

Zoning: **R-G**

Remarks

**Pub Rmks:** Visit this impressive home in a cul-de-sac location, backing onto the Mahogany Wetlands! This family home boasts over 4,100 square feet of developed space, featuring an expansive, open plan perfect for entertaining. Ideal for a large family, the home offers 4 bedrooms on the upper level and an additional one in the lower, walkout basement. The included Kinetico Water System provides excellent water quality in the home. Kitchen features a counter top gas range, stainless steel appliances, a large island with double sink and slide outs in the cabinets. The fully finished basement, professionally developed in 2019, adds to the allure and makes a great place for family guests, senior family members or teenagers to stay. Stay warm during chilly days with the aid of two furnaces. A full deck spanning the back of the home provides ample space to relish the natural settings. For those rainy days, a large, covered patio area from the walkout basement becomes an ideal space for kids to play. Garage is wired for EV recharging. Recent work, totaling over \$15,000 has been undertaken to address issues found during a pre-inspection. Bring your own inspector to confirm the quality and excellence of this remarkable home. Work from home in the secure office space in the basement.

**Inclusions:** Kinetico Water Treatment System  
**Property Listed By:** TREC The Real Estate Company

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























