



THE A-TEAM

RE/MAX FIRST

309 MARQUIS Landing, Calgary T3M 2H4

MLS@#: A2188796 Area: Mahogany Listing Date: 01/23/25 List Price: \$1,024,000
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:

Access:

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

DOM

36
Layout
Beds: 6 (4 2)
Baths: 3.5 (3 1)
Style: 2 Storey

Parking

Ttl Park: 5
Garage Sz: 3

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: Private Yard
Construction: Brick,Stucco,Wood Frame
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: High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,Quartz Counters,See Remarks,Soaking Tub,Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Entrance, Office, Kitchen, Dining Room, Living Room, etc.

Bedroom
4pc Bathroom
Bedroom
Storage
Furnace/Utility Room

Upper
Upper
Basement
Basement
Basement

10`11" x 9`11"
9`10" x 4`11"
12`1" x 12`11"
10`4" x 9`10"
13`1" x 5`5"

Laundry
Family Room
Bedroom
4pc Bathroom

Upper
Basement
Basement
Basement

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

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc:

1413477

Zoning:
R-1

Remarks

Pub Rmks: **WELCOME TO YOUR NEW DREAM HOME! Your dream home is located 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, 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 AND GARAGE FEATURES: Keep your vehicles protected in the triple garage, complete with a tandem space and EV rough-in ready to connect. The large backyard is perfect for kids, and the year-round amenities of Mahogany Lake with summer swimming and winter skating. 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:
 Property Listed By:

TV brackets, Freezer in garage
Royal LePage Benchmark

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











