



THE
A-TEAM

**RE/MAX
FIRST**

67 MARQUIS MEADOWS Place, Calgary T3S 0A6

MLS® #: **A2193844**

Area: **NONE**

Listing Date: **02/24/25**

List Price: **\$1,649,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2000**
Lot Information
Lot Sz Ar: **172,848 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,891**
Low Sqft:
Ttl Sqft: **1,891**

DOM

44
Layout
Beds: **6 (3 3)**
Baths: **3.0 (3 0)**
Style: **Acreage with Residence, Bungalow**

Parking

Ttl Park: **10**
Garage Sz: **3**

Access:
Lot Feat: **Cul-De-Sac, Landscaped, Lawn, Many Trees, Rectangular Lot, Views**
Park Feat: **Driveway, Garage Faces Front, Oversized, Paved, Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Lighting, Private Yard, Rain Gutters**

Construction: **Stucco, Wood Frame**
Flooring: **Carpet, Ceramic Tile, Hardwood**
Water Source:
Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer**
Int Feat: **Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	9'6" x 5'1"	5pc Ensuite bath	Main	9'2" x 9'4"
Bedroom	Main	11'6" x 11'0"	Bedroom	Main	9'11" x 9'0"
Breakfast Nook	Main	9'11" x 9'0"	Dining Room	Main	13'0" x 12'11"
Foyer	Main	11'9" x 9'0"	Kitchen	Main	14'1" x 18'10"

Laundry
Bedroom - Primary
4pc Bathroom
Bedroom
Game Room

Main 10`6" x 11`7"
Main 14`4" x 18`1"
Basement 5`8" x 9`6"
Basement 11`8" x 16`2"
Basement 0`2" x 0`2"

Living Room
Walk-In Closet
Bedroom
Bedroom
Furnace/Utility Room

Main 15`8" x 17`0"
Main 5`0" x 11`4"
Basement 15`3" x 11`11"
Basement 8`10" x 18`11"
Basement 19`6" x 19`0"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **9910231**

Zoning: **DC**

Remarks

Pub Rmks: **Walk-out Bungalow on 4 Acres | Minutes East of Calgary | Extended Driveway | Triple Car Garage | Fully Fenced Manicured Backyard | Deck | Mature Blue Spruce Trees | Insulated & Finished Shop with 220V | Beautiful Family Home | 6-Bedrooms | 3-Bathrooms | Vaulted Ceilings | Open Floor Plan | Expansive Living Space | Kitchen Island | Barstool Seating | Corner Pantry | Gas Fireplace. Welcome home to your private escape minutes away from Calgary. This beautiful 4 acre home is nestled in a quiet and friendly cul-de-sac with a long private driveway. The extended driveway leads to both to your home and the finished and insulated shop. Your bungalow boasts 1,891SqFt with a walk-out basement expanding 1,664 SqFt of developed living space. The front door opens to a tiled foyer with views of the main level. The foyer is outfitted with closet storage to keep the space organized and tidy. The front room is a great flex space for a home office or additional lounging space. The open concept floor plan, large windows and vaulted ceilings all emphasize the abundance of living space. The kitchen is finished with granite countertops, stainless steel appliances, ample cabinet storage and a corner pantry. The kitchen island with barstool seating is the perfect space for small meals or socializing while you cook. The dining room is full of character with bay windows framing the space. The living has a gas fireplace adding to the cozy and comfortable ambiance. The main level has 3 sizeable bedrooms and 2 full bathrooms. The primary bedroom is paired with a walk-in closet and private 5pc ensuite. The ensuite has a dual vanity with a granite countertop, plenty of cabinet storage, a deep soaking tub and walk-in closet. Bedrooms 2 & 3 share the main 4pc bath with a tub/shower combo. The main level is complete with a laundry room. Downstairs is a finished basement with 3 additional bedrooms, a 4pc bath and plenty of entertainment space! The rec room is grand with a built-in wet bar making this a great entertainment hub. Step outside to enjoy your fully fenced and manicured backyard. Detached from this home is a fully finished shop with an automatic overhead door, 220V power, fully finished with heating and expands 30x47 feet. This gorgeous property is minutes from Stoney Trail SE providing you with quick access to the city while you bask in abundance of land, allowing you to explore hobbies and activities that require more space. Hurry and book your showing today!**

Inclusions: **Basement: Refrigerator**
Property Listed By: **RE/MAX Crown**

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







