



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**67 MARQUIS Cove, Calgary T3M 1V8**

MLS® #: **A2205689**

Area: **Mahogany**

Listing Date: **03/27/25**

List Price: **\$1,075,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2014**  
Lot Information  
Lot Sz Ar: **5,123 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,578**  
Low Sqft:  
Ttl Sqft: **2,578**

DOM

**19**  
Layout  
Beds: **4 (4 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat:

Park Feat:

**Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Front Yard,Landscaped,Lawn,No Neighbours Behind,Pie Shaped Lot,Waterfront,Wetlands  
Double Garage Attached,Heated Garage**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Bookcases,Built-in Features,Central Vacuum,Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	9`6" x 17`10"
Living Room	Main	14`1" x 16`2"
Mud Room	Main	4`10" x 9`4"
Bedroom - Primary	Upper	13`1" x 16`4"
Bedroom	Upper	9`11" x 11`7"
4pc Bathroom	Upper	4`11" x 9`11"

Room	Level	Dimensions
Dining Room	Main	12`7" x 12`10"
Office	Main	9`4" x 10`9"
2pc Bathroom	Main	4`6" x 5`1"
5pc Ensuite bath	Upper	9`3" x 11`0"
Bedroom	Upper	9`11" x 11`3"
Bedroom	Upper	9`9" x 11`3"

Bonus Room	Upper	11`11" x 18`11"	Laundry Legal/Tax/Financial	Upper	5`3" x 8`10"
Title: <b>Fee Simple</b> Legal Desc:		Zoning: <b>R-G</b>			
	1311183			Remarks	
Pub Rmks:	<b>DREAM FAMILY HOME IN MAHOGANY - BACKING ONTO THE STUNNING WETLANDS!</b> Welcome to your perfect family home in this award-winning community. Nestled on a quiet cul-de-sac and backing onto the breathtaking wetlands, this 4-bedroom beauty offers the best of nature, convenience, and luxury. Imagine waking up to spectacular sunrises and enjoying year-round scenic views from your oversized windows. There are recently installed blinds, however, you will probably never want to close them. Step inside and feel instantly at home. The large, open-concept kitchen is designed for family gatherings, featuring ceiling-height cabinets, a massive pantry, and a spacious mudroom, perfect for keeping things organized. Cozy up by the custom built-ins and fireplace in the living room while the kids play upstairs in the vaulted bonus room. The private main-floor office makes working from home easy and distraction free. Upstairs, the primary retreat is a true escape, with a romantic fireplace, feature wall, huge walk-in closet, and more stunning views. The big upstairs laundry room makes chores a breeze, while the other bedrooms provide plenty of space for growing kids. The unfinished walkout basement with large windows is a blank canvas, ready for your dream design. Outside, the backyard offers space for a trampoline or firepit area, making it perfect for family fun in all seasons. Plus, enjoy a heated garage with a mezzanine for extra storage! This home is just a 5-minute walk to Mahogany Lake, with direct access to the schoolyard without being on a busy street. Minutes from parks, pathways, and with easy access in and out of the community, this is the perfect place to create lasting family memories. Don't miss out, book your showing today!				
Inclusions: Property Listed By:	<b>Garage door opener with 1 remote.</b> <b>RE/MAX Realty Professionals</b>				

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













