

\$1,330,000 - 113 Marquis View Se, Calgary

MLS® #A2197771

\$1,330,000

4 Bedroom, 4.00 Bathroom, 3,035 sqft
Residential on 0.11 Acres

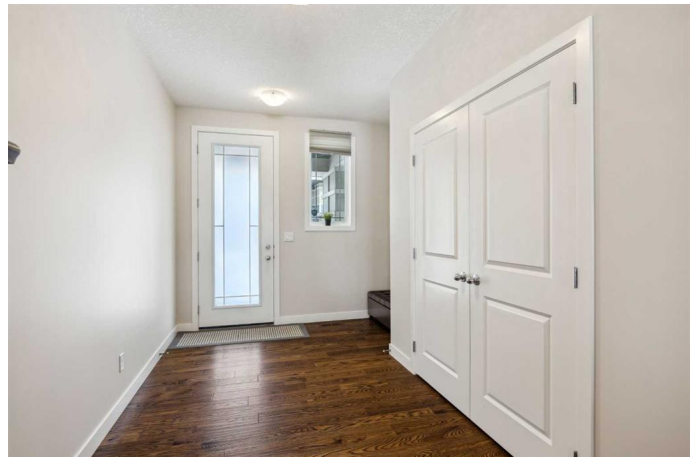
Mahogany, Calgary, Alberta

Open House ! Sat. March 8, 2025, at 1:00 ~3:30 p.m. !! Welcome to this beautiful family home in Mahogany, one of Calgary's most sought-after lake communities, offering access to the lake, parks, and walking trails. This stunning residence boasts over 4,300 sq. ft. of living space, featuring four bedrooms on the upper level and an additional bedroom in the fully finished walkout basement.

Upon entering through the front entrance, you will be amazed by the open-concept layout, elegant finishes, and breathtaking scenic views from the living room and kitchen. Large windows at the rear of the house flood the space with abundant natural light. Designed for the chef at heart, the kitchen boasts stainless steel appliances, an upgraded quartz island, and ample cabinetry.

On the second floor, a generous and impressive bonus room provides extra space for family gatherings and entertainment. The spacious primary bedroom serves as a private retreat, complete with a spa-like five-piece ensuite featuring a soaker tub, double vanity, and a double walk-in closet. Three additional well-sized bedrooms offer flexibility for a growing family or a home office.

The bright and airy walkout basement enhances the functionality of the living space, providing the perfect setting for relaxation and entertainment, along with an additional



bedroom for visiting family or guests.

Mahogany offers exceptional amenities, including Chairman's Steakhouse, Alvin's Jazz Bar, caf s, shopping, and a central park with a newly opened, top-tier playground. This home is within walking distance of a high-ranking school, the beach, and the clubhouse, where your family can enjoy year-round activities such as swimming, kayaking, skating, and fishing.

Built in 2017

Essential Information

MLS® #	A2197771
Price	\$1,330,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,035
Acres	0.11
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	113 Marquis View Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2H4

Amenities

Amenities	None
Parking Spaces	2

Parking Double Garage Attached
of Garages 2

Interior

Interior Features Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances Convection Oven, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating Fireplace(s), Forced Air, Natural Gas
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Gas
Has Basement Yes
Basement Finished, Full, Walk-Out

Exterior

Exterior Features Balcony, Barbecue, BBQ gas line, Private Yard
Lot Description Back Yard, Backs on to Park/Green Space, Lawn, No Neighbours Behind, Wetlands
Roof Asphalt
Construction Concrete, Stucco, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed February 27th, 2025
Days on Market 14
Zoning R-G
HOA Fees 582
HOA Fees Freq. ANN

Listing Details

Listing Office Homecare Realty Ltd.

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