



GRASSROOTS
REALTY GROUP

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18 Marquis Cove SE
Calgary, Alberta

MLS # A2249245



\$1,099,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,107 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, City Lot, Cul-De-Sac, Landscaped		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, Stone Counters, Sump Pump(s), Walk-In Closet(s), Wired for Sound		

Inclusions: all furniture is for sale and negotiable

Welcome to this exceptional three-bedroom, four-bathroom family home nestled in one of Calgary's most sought-after neighborhoods. This former SHOW HOME exemplifies quality construction and thoughtful design, offering an impressive array of upgrades that set it apart from typical properties in the area. The moment you step inside, you will appreciate the meticulous attention to detail that defines every corner of this residence. Beautiful hardwood floors flow throughout the main living areas, creating a warm and inviting atmosphere that perfectly complements the home's sophisticated design aesthetic. The upgraded carpeting in designated areas adds comfort and luxury while maintaining the overall elegance of the interior spaces. The home features a stunning gas fireplace that serves as both a focal point and a source of cozy ambiance during Calgary's cooler months. The primary bedroom offers a private retreat with sophisticated finishes and ample space for relaxation. Two additional well-appointed bedrooms provide flexibility for family members, guests, or home office needs. With four full bathrooms strategically placed throughout the home, convenience and privacy are never compromised. One of the most remarkable aspects of this property is its professionally finished basement development, completed with no expense spared. This additional living space significantly expands the home's functionality, providing ample room for recreation, entertainment, or flexible use according to your family's specific needs. The basement also includes abundant storage solutions, addressing one of the most common concerns for growing families. The convenience of a walk-out basement design seamlessly connects indoor and outdoor living spaces, making it ideal for hosting gatherings or simply enjoying easy access to the backyard. Speaking of outdoor spaces, the property

boasts a huge backyard deck that serves as an extension of the home's living areas. This expansive outdoor entertaining space is perfect for barbecues, family gatherings, or quiet morning coffee moments while enjoying the serene surroundings. The professionally designed zero-maintenance landscaping ensures that you can spend your time enjoying your outdoor space rather than constantly maintaining it, a feature that busy homeowners particularly appreciate. Location plays a crucial role in this property's appeal, situated on a very quiet cul-de-sac that provides both privacy and safety. The peaceful street setting means minimal traffic and a strong sense of community among neighbors. Adding to the tranquil atmosphere, the home backs directly onto green space, offering natural beauty and additional privacy that feels like having your own private park. The proximity to quality educational institutions, including Joane Cardinal-Schubert High School, makes this an ideal location for families with school-age children.