



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**248 Marquis Landing SE**  
**Calgary, Alberta**

**MLS # A2269780**



**\$1,395,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,168 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Gazebo, Landscaped, Lawn,		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Double Vanity, Dry Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Tray Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to this stunning family home in the heart of Mahogany! Beautifully designed and meticulously maintained, this property offers an open-concept main floor with hardwood flooring, a spacious kitchen featuring granite countertops, a large island, pantry, garburator, and stainless-steel appliances including a stove, oven, fridge, dishwasher, and microwave. The main level also includes a dining area, bright living space, 2-piece bath, laundry room, mudroom, and a triple car attached front garage. Upstairs, enjoy a large family room with elegant tray ceilings, three generous bedrooms, a 5-piece main bath, upper laundry, and a luxurious primary suite with a walk-in closet and a spa-inspired 5-piece ensuite complete with heated floors. The fully finished basement provides even more space with a rec room, bedroom, office/library, 4-piece bath, utility room, and walk-in closet. Outside features low-maintenance landscaping with artificial turf and exposed aggregate in both the front and back yards, a 3-car driveway, and electric outlets under the back patio—perfect for outdoor entertaining. Central A/C completes this exceptional home that combines luxury, comfort, and functionality—ready for your family to move in and enjoy!