



GRASSROOTS
REALTY GROUP

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111 Marquis Cove SE
Calgary, Alberta

MLS # A2272308



\$1,049,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,602 sq.ft.	Age:	2013 (12 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Pie Sh		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, Sauna, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Hot Tub, backyard shed, backyard swing, backyard playhouse, kids bedroom border light strips, kids bedroom house frame, alarm system (no contract), 2 garage door remotes,

A rare offering awaits at 111 Marquis Cove SE. Homes of this caliber seldom come to market in one of Calgary's most exclusive and highly coveted lake communities—Mahogany. Perfectly positioned at the end of a quiet cul-de-sac on an expansive pie-shaped lot, this exceptional residence backs onto an expansive greenspace and Divine Mercy Elementary School. With over 3,600 sq. ft. of beautifully developed living space and a fully finished walk-out basement, this is a home that harmonizes luxury, comfort, and functionality. Extensively upgraded for elevated living. Thoughtful upgrades are showcased throughout, beginning with a custom built-in bench in the front entry, 9-ft ceilings, 8-ft doors and central air conditioning. A built-in speaker system spans all three floors, while the oversized double garage is designed to accommodate a full-size truck—ideal for families on the go. A bright, open main floor designed for connection. The gourmet kitchen is a true centerpiece, featuring abundant cabinetry, granite countertops, subway tile backsplash, stainless steel appliances including a gas range, a central island, and a counter height breakfast bar. The spacious living room is anchored by a striking feature fireplace with custom built-ins, while the dining area—enhanced with beautiful wainscoting—opens onto a full-width deck, perfect for summer barbecues and evening relaxation. A luxurious upper-level retreat. Upstairs, the primary suite is a sanctuary unto itself, offering a vaulted ceiling, a charming Juliet balcony, a spa-inspired ensuite with a soaker tub, a spacious walk-in shower, private water closet, dual vanities, extensive cabinetry, and a large walk-in closet. Three additional generously sized bedrooms, a full bathroom, and a luxury laundry room with abundant cabinetry, laundry sink and more wainscoting

complete the upper level. Exceptional walk-out basement. The fully developed lower level enhances day-to-day living with a relaxing sauna, a full bathroom featuring a vintage vanity, a delightful custom children's play area under the stairs, and a dry bar. A fifth bedroom, a large family room with a second fireplace, and sliding doors to the covered lower patio create an inviting extension of living space that flows seamlessly into the backyard. Indulge in year-round relaxation in the premium hot tub—complete with LED mood lighting, soothing waterfall features, and multiple hydrotherapy jets—an elevated spa experience thoughtfully included with the home. The professionally designed outdoor space showcases underground sprinklers, stone landscaping, and a charming fire-pit area with pergola. Lifestyle and location combined. From the backyard, enjoy quick access to the Wetlands pathway system. A short 5 minute walk brings you to Mahogany's private beach access, while the shops, restaurants, and year-round amenities of Mahogany Village Market and Westman Village are just moments away. Welcome to the next level of exquisite living.