



24 Marquis Grove SE
Calgary, Alberta

MLS # A2290136



\$799,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,240 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Few Trees, Front Yard, Interior Lot, Level, Low Maintenance Landscape, No E		

Heating:	Central, Forced Air	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Storage, Vaulted Ceiling(s), Wired for Data, Wired for Sound

Inclusions: N/A

Welcome to 24 Marquis Grove SE. This stunning, fully upgraded and meticulously maintained 3 bedroom, 2.5 bath home offers nearly 2,300 sq ft of beautifully finished living space and is just steps away from the 74 acre natural reserve PLUS both Mahogany schools! From the moment you walk in you will feel the pride of ownership and the warmth this home has been filled with. A grand light filled foyer welcomes you with expansive windows and designer finishes throughout, including high end lighting, draperies, feature walls, wainscoting, and rich hardwood flooring! The open concept main floor is perfect for entertaining, with the kitchen, dining, and living areas flowing seamlessly together. The chef inspired kitchen features full height cabinetry, granite countertops, a custom coloured island, upgraded appliances including a new dishwasher, a large island for gathering, and a walk-thru pantry offering exceptional storage. The bright dining area with storage niche opens directly onto the low maintenance backyard with a gas bbq line and a beautiful stone patio. The cozy living room is anchored by a soothing gas fireplace creating the perfect space to relax. A 2 piece powder room and functional mudroom complete the main level. Upstairs, custom railing, board and batten detailing, shiplap accents & upgraded baseboards elevate this amazing thoughtful design. Upgraded vinyl plank flooring runs throughout the second floor. The spacious primary retreat easily accommodates a king sized suite and features custom wainscoting, great windows for abundant natural light and a gas fireplace for cozy winter nights. The spa inspired 5 piece ensuite includes dual sinks, a soaker tub, a separate shower with 10mm glass, timeless tile and a mammoth walk-in closet. The upper level also offers two additional well sized bedrooms, a stunning bonus room with a raised vaulted

ceiling, 4 piece main bath and a convenient laundry room. The basement is perfect for future development and features rough ins for a future bath, networking cables, excellent storage, and an on demand hot water system. Outside, the well manicured lot showcases a 20 foot diameter Rundle flagstone patio and excellent sun exposure. This location at this price point is exceptional with the pathway to the coveted Mahogany Wetlands right there! Additional upgrades include 9 foot ceilings on the main, central air conditioning, in-ceiling speakers, majority of the home is freshly painted, recently painted exterior boards and garage door, designer upgrades throughout, custom window coverings, millwork detailing, and shiplap feature walls. Mr. and Mrs. Clean truly live here! This is a home where pride of ownership is unmistakable! Start enjoying lake living this summer in Mahogany, Calgary's award winning four season lake community. This property is the ultimate combination of beauty, comfort, and long term value. A forever home designed for your family and memories on the water. Do not miss it! Call today!