



149 Marquis View SE
Calgary, Alberta

MLS # A2292298



\$1,299,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,798 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Creek/River/Stream/Pond, Cul-De-Sac, Rectangular Lot		

Heating:	Exhaust Fan, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to your dream home in Mahogany! This luxurious 2-storey offers over 4,000 sq ft of developed living space and backs directly onto the Mahogany wetlands, featuring breathtaking views and a scenic walking path right outside your door. Bright and sunny throughout, the open-concept main floor showcases a spacious living room with a cozy gas fireplace, a breakfast nook, and a stunning modern kitchen with centre island, breakfast bar, granite countertops, stainless steel appliances, and pantry. The main level has been fully updated with refinished vinyl plank flooring, adding a fresh and modern touch throughout. A versatile office/formal dining room/flex space, 2-piece bath, and mudroom leading to the double attached garage complete the main level. Step out from the breakfast nook onto the deck and enjoy the peaceful wetland setting. Upstairs, the impressive primary suite features a luxurious 5-piece ensuite and walk-in closet. The upper level also offers 2 additional spacious bedrooms, a bonus room, laundry room, and a 4-piece bath. The fully finished walkout basement includes a 4th bedroom, 4-piece bath, and a huge recreation room. Additional features include stucco exterior and new paint. Located just minutes from the Mahogany Beach Club, schools, shopping, dining, coffee shops, and more. A rare opportunity to own a beautiful walkout home in one of Calgary's most desirable lake communities!