



**248 Marquis Landing SE
Calgary, Alberta**

MLS # A2292456



\$1,395,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,168 sq.ft.	Age:	2015 (11 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Gazebo, Landscaped, Lawn,		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: 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)

Inclusions: 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!