



**121 Marquis View SE
Calgary, Alberta**

MLS # A2296944



\$1,349,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,071 sq.ft.	Age:	2017 (9 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Cul-De-Sac,		

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

Features: Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s)

Inclusions: N/A

BREATHTAKING VIEWS | OVER 4,300 SQ FT | SW-FACING BACKYARD BACKING ONTO WETLANDS. Discover elevated living in this executive 5-bedroom residence, offering over 4,300 sq ft of beautifully developed space, including a fully finished WALKOUT basement with two separate entrances. Nested in a quiet cul-de-sac on the prestigious Mahogany Preserve peninsula, this exceptional home backs directly onto the Mahogany Wetlands-74 acres of breathtaking natural scenery and pathways-delivering unparalleled views and year-round natural beauty. Designed with impeccable craftsmanship and elevated by high-end finishes and 9-foot ceiling throughout, this one-of-a-kind estate also features LOW-MAINTENANCE LANDSCAPING, programmable GEMSTONE LED lighting, an OVERSIZED doubled attached HEATED garage, and an extended driveway at both ends. With two dedicated offices and a spacious bonus room, the home effortlessly balances luxury, functionality, and modern living. A grand foyer welcomes you into the open-concept main floor, where expansive windows frame stunning wetland views. The elegant living and dining areas flow seamlessly into a chef-inspired kitchen, complete with a large island and a butler's pantry for added prep and storage. A private main-floor office is ideal for working from home, while the walk-through pantry connects directly to the mudroom and garage. A powder room completes this level. Upstairs, the thoughtfully designed layout includes a luxurious primary retreat with a walk-in closet and spa-inspired ensuite. Three additional bedrooms offer ample space for family, complemented by a full bathroom, a generous bonus room, and a second office. A conveniently located upper-level laundry room adds everyday ease. Step outside to your private outdoor oasis. Enjoy breathtaking sunsets, local

wildlife, and serene wetland views from the southwest-facing backyard. Designed for low-maintenance living, the outdoor space features artificial turf, a garden, and a full-width exposed aggregate walkout patio. The screened walkout room with motorized walls and a hot tub creates the ultimate retreat. The upper deck gas hookup makes entertaining and BBQing effortless. Perfectly located, this home is just a short walk to the lake, Beach Club, playgrounds, and two elementary schools. Embrace the vibrant, year-round lifestyle Mahogany is known for—from kayaking, paddleboarding, and beach days in the summer to skating, hockey, and cozy fireside gatherings in the winter. Whether you’re seeking four-season adventure or a low-maintenance, lock-and-leave lifestyle, this exceptional property offers the best of both worlds.