



16 Marquis Grove SE
Calgary, Alberta

MLS # A2138903



\$844,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,254 sq.ft.	Age:	2012 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped, Pie Shaped Lot, Private		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, High Ceilings, Kitchen Island		

Inclusions: none

Welcome to the Family Oriented Lake Community of Mahogany... Presenting a Beautiful & Stunning.... 2 Story 4-bedroom, 3.5 bath home. Premium upgrades throughout with over 3075 sq. ft. of living space. This home is conveniently located on a quiet road, within quick walking distance to both schools, the unique Mahogany wetlands with endless paved walkways for families to enjoy. Lastly, a ten minute walk to the Mahogany Beach! This bright and open floor plan showcases an easy flow throughout. A dream kitchen with eye catching cabinets with endless space, granite counter tops, oversized island for entertaining with wine fridge & rack, a wonderful, designed peninsula with sink and seating, reverse osmosis water system, stainless appliances, countertop gas stove, built in convection microwave and oven! The living room has a cozy appeal with the gas fireplace. The upper level includes a bonus room currently set as a theatre room ready for movie nights, a relaxing primary bedroom with an upgraded 5-piece ensuite with marble heated floors, granite countertops, double walk-in closets & 2 vanities, soaker tub, and standalone shower! Two more bedrooms, 4-piece bath with granite and marble heated floors, laundry room with ample storage and folding counter! The fully developed basement features an oversize 4th bedroom, recreation room, office space and a 3-piece bathroom. Other qualities include Air Conditioning, water softener, built in speakers, double attached garage with epoxy floor, professionally landscaped front and back yard which has created a private outdoor living areas designed for low maintenance. Your Dream in Mahogany offering everything you need for you and your family!