



112 Marquis View SE
Calgary, Alberta

MLS # A2140247



\$1,500,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,320 sq.ft.	Age:	2016 (8 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front, Parking		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, No Neighbours		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Walk-In Closet(s), Wired for Data, Wired for Sound

Inclusions: Three smart TV's with brackets, Fireplace in Basement

Welcome to an exquisite residence where every detail has been meticulously curated to offer an unparalleled living experience. Nestled in the prestigious Mahogany community, this home boasts 4,848 square feet of total developed space, including a fully finished walkout basement. Backing onto the picturesque Mahogany wetlands, this home provides a tranquil escape with scenic views and an extensive pathway system. A versatile den/office greets you at the front entrance as you glimpse the openness of the main living space ahead. The living room features a soaring ceiling and four large windows offering unobstructed views of the wetlands. The two-storey stone fireplace adds grandeur. The kitchen has timeless appeal, ceiling-height cabinetry, and built-in organizers. Features include custom drawers for spices, knives, and utensils, tip-out trays in front of the sinks, a coffee station, and pull-out drawers in cabinets - a dream for those who are savvy on storage. The striking kitchen island has quartz countertops, a breakfast bar, and more storage cabinets. The adjacent butler's pantry with a sink and ample shelving simplifies hosting. Enjoy the quality built-in appliances such as the countertop gas stove and built-in oven with a warming drawer. Recessed lighting enhances the ambiance. Entertain guests in the formal dining room or enjoy a quiet moment on the expansive deck constructed with low-maintenance materials, perfect for outdoor gatherings. The main floor laundry and mudroom are equally impressive, featuring built-ins and tailored storage solutions that blend functionality with style. Ascend the curved staircase to discover a spacious bonus living room overlooking the main level. The upper floor comprises four bedrooms and three bathrooms, including three generously sized secondary bedrooms, two with walk-in closets and one with an ensuite, ideal for guests

or older children. The primary suite offers breathtaking wetland views, a spa-like ensuite with more customized storage solutions in the double vanity, and a substantial walk-in closet. The 9' ceiling walkout basement extends the living space with a vast recreation room, additional bedroom, full bathroom, and versatile flex room. High ceilings and upgraded lighting fixtures throughout the home, including a chandelier, enhance the airy ambiance. Air conditioning and casement windows with crank-outs ensure comfort and energy efficiency. Every room is pre-wired for audio, video, and internet, with the basement set up for a home theatre and pre-installed speakers across three floors. Motorized blinds on the main floor add a modern touch, offering convenience and privacy at the touch of a button. Mahogany offers exceptional amenities like Chairman's Steakhouse, Alvin's Jazz Bar, cafes, shopping, and a central park with a newly opened top-tier playground. Walking distance to the beach and clubhouse offers endless recreational opportunities. This home is a statement of elegance and tranquility!