



**309 Marquis Landing SE
Calgary, Alberta**

MLS # A2169310



\$1,018,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,475 sq.ft.	Age:	2016 (8 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Tandem, Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, Cul-De-Sac, Front Yard, Lawn, Landscaped, Rectangular Lot, See		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, See Remarks		

Inclusions: TV brackets. Freezer in garage

Move in for Christmas! Welcome to your dream home in the coveted, family-friendly community of Mahogany Lake. This stunning, move-in-ready luxury home offers an impressive 3,600 square feet of exceptional living space, blending comfort, style, and functionality. Main Floor Elegance: Step into an inviting open-concept layout, accentuated by 9 ft ceilings, gleaming hardwood floors, and fresh décor paint. Natural light pours into the spacious living and dining areas, perfect for hosting family and friends. The gourmet kitchen is a chef’s paradise, featuring a large granite island, stainless steel appliances, gas cooktop, custom ceiling-height cabinetry, and a walk-in pantry. A dedicated home office and a convenient guest bathroom complete the main level. Relax and Recharge: The luxurious primary suite is your private retreat, with ample space for a king-sized bed, a walk-in closet, and a spa-inspired 5-piece ensuite. Unwind in the soaking tub or the separate glass shower, complemented by a private water closet. Room for the Whole Family: Three additional upstairs bedrooms, all fitting queen-sized beds, offer the perfect setup for family living. A bonus room invites cozy movie nights, while the separate laundry room adds convenience. Basement Bliss: The fully finished basement extends your living space with a spacious family room featuring a wet bar, two additional bedrooms, and a full 4-piece bathroom. An extra washer/dryer hookup in the storage room makes multi-generational living a breeze. Outdoor & Garage Features: Keep your vehicles protected in the triple garage, complete with a tandem space and an EV plug-in. The large backyard is perfect for kids, and the year-round amenities of Mahogany Lake—summer swimming and winter skating—are just steps away. Prime Location: Situated close to top-rated schools and

offering easy access to Stoney Trail, this home combines luxury with convenience. Don't miss this rare opportunity to own a breathtaking home in one of the city's most sought-after communities. Contact your favorite realtor to book your private tour today!