

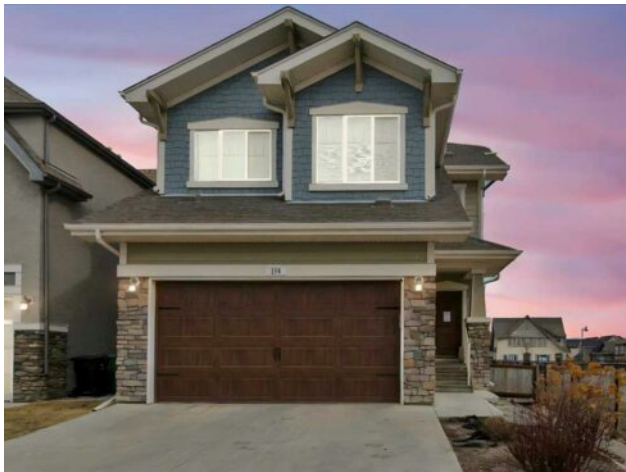


GRASSROOTS
REALTY GROUP

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178 Marquis Point SE
Calgary, Alberta

MLS # A2204357



\$899,999

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,094 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Other, See Remarks, Wetlands		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)		
Inclusions:	Mini fridge		

Nestled in a quiet cul-de-sac and bordering the picturesque Wetlands of Mahogany, this highly upgraded 4-bedroom, 4-bathroom home offers a perfect blend of tranquility and modern living. The main floor showcases beautiful hardwood flooring, soaring 9-foot ceilings, and an abundance of natural light, creating an inviting and spacious atmosphere. The large kitchen is a chef's dream, featuring quartz countertops, ample cupboard space and a walk-through pantry. Add the dedicated coffee bar for ideal morning routines or entertaining guests. The fantastic dining area and expansive living room with a cozy gas fireplace complete this level, providing the perfect spaces for family gatherings and special occasions. Upstairs, the oversized primary bedroom is a true retreat, boasting a luxurious 5-piece ensuite with a separate shower, soaker tub, and a generous walk-in closet. The upper level is thoughtfully designed with a bonus room, perfect for movie nights or a family hangout, along with two other large bedrooms and convenient upstairs laundry. The fully finished basement offers even more space for your family, featuring an additional bedroom, a 4-piece bathroom, and a recreation room—an ideal play area for kids or a versatile space for your family's needs. This stunning home perfectly combines style, comfort, and functionality in Mahogany, one of Calgary's most desirable neighborhoods.