

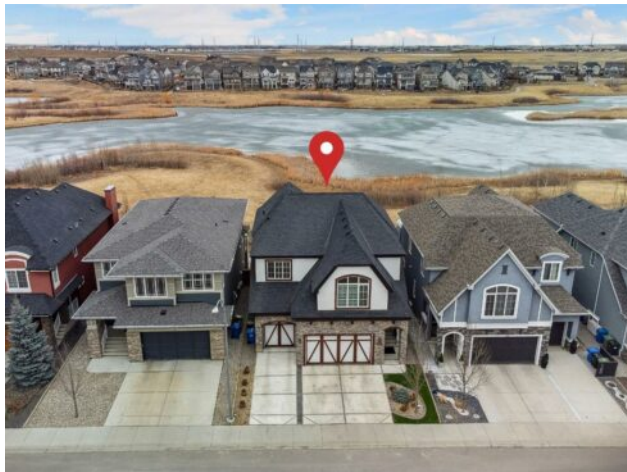


**GRASSROOTS**  
REALTY GROUP

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**128 Marquis View SE**  
**Calgary, Alberta**

**MLS # A2206064**



**\$1,799,800**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,069 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Garage Door Opener, Garage Faces Front, Insulated, Ov		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Conservation, Environmental Res		

**Heating:** High Efficiency, Forced Air, Natural Gas

**Floors:** Carpet, Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** Separate/Exterior Entry, Finished, Full, Walk-Out To Grade

**Exterior:** Stone, Stucco, Wood Frame

**Foundation:** Poured Concrete

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-G

**Utilities:** -

**Features:** Bar, Beamed Ceilings, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** Basement Appliances: Refrigerator and Dishwasher. Kinetico Water Treatment System.

Discover LUXURY Living in this UPGRADED EXECUTIVE Home by CALBRIDGE HOMES, offering 4,277 sq. ft. of Fully Developed Living Space, including a finished WALKOUT BASEMENT. Situated on a Premium Lot Overlooking the Mahogany Wetlands, this custom-built CASCADE "K" French Country Home features 4+1 BEDROOMS, a BONUS ROOM, & a DEN, with VIEWS & direct access to SCENIC Pathways. The curb appeal includes a TRIPLE ATTACHED GARAGE and a FULL-LENGTH DECK. A covered walkway leads to an entrance with 10-FOOT Ceilings, 8-FOOT Interior Doors, & finishes throughout. Upgraded ENGINEERED HARDWOOD flooring graces the main & upper levels, while HERRINGBONE tile accents the foyer, bathrooms, ensuite, mudroom, & laundry. Built-in speakers enhance the ambiance. The Chef's Kitchen features a QUARTZ ISLAND with built-in storage, full-Height Cabinetry, a tile backsplash, under-Cabinet Lighting, & a KITCHEN-AID Stainless Steel Appliance package, including a 6-BURNER Gas Range, box-out Range Hood, built-in wall Oven, Microwave, Refrigerator, Wine Fridge, & walk-in Butler's pantry. The dining area flows into the living room, where VAULTED ceilings with EXPOSED BEAMS & a floor-to-ceiling STONE Fireplace create a cozy ambiance. A main-floor office/den with Double French Doors provides a perfect space for work or play. Upstairs, a bright open landing leads to a large BONUS ROOM with VAULTED ceilings, ideal for family gatherings. The Primary Suite offers VIEWS & an ENSUITE with a double QUARTZ Vanity, custom-tiled Standing Shower with Bench, Soaker Tub, dual SKYLIGHTS, & a Walk-In closet with built-in cabinetry. There are 3 additional large bedrooms, all with Walk-In closets, and a 4-piece main bathroom with a QUARTZ COUNTERTOP. The laundry room

includes a folding station, sink, cabinets, & a linen closet. The Professionally Developed WALKOUT BASEMENT includes an additional bedroom, a spacious family room with a rough-in gas line, a recreation/game room, a Wet Bar with a QUARTZ ISLAND, a Wine Cellar, a 4-piece bathroom, a gym area, extra storage, & a separate laundry room. This home is equipped with TWO High-Efficiency Furnaces, TWO Humidifiers, a 60-Gallon HWT, a Kinetico Water System, a Vacuum System with all Attachments, CENTRAL AIR CONDITIONING, & Gas BBQ hookups on both the MAIN Deck & Basement PATIO. The oversized TRIPLE ATTACHED GARAGE is fully Insulated, Drywalled, & Freshly Painted, featuring Hot & Cold Water Taps, additional gas line rough-in & outlet for a future heated garage, & ample extra storage space. The LOW-MAINTENANCE backyard with over \$80,000 invested in landscaping, features a Concrete and Interlock Stone Patio, covered lower Patio, Stone Walkways, & a fully fenced, private setting. Living in Mahogany means enjoying year-round outdoor activities, just a few minutes walk to Mahogany Beach Club, stand-up paddle boarding, kayaking in the summer to skating & exploring endless pathways in the winter. Schedule your private showing today & experience the unmatched luxury & convenience.