

**102 Marquis Grove SE**  
**Calgary, Alberta****MLS # A2214642****\$875,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,538 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Landscaped, Reverse Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wet Bar		

**Inclusions:** N/A

This is the one your family's been waiting for in the sought-after community of Mahogany! This stunning home offers nearly 3,500 square feet of developed living space—a perfect blend of space, function, and lifestyle for active families. Inside, the main floor features 9' ceilings, hardwood flooring, and an open-concept layout designed for everyday family life. The beautiful kitchen includes granite countertops, stainless steel appliances, a walk-in pantry, and a large island—perfect for morning breakfasts and after-school snacks. The family room offers a cozy fireplace, while the dining area leads directly to the deck for seamless indoor-outdoor living. Need a quiet place to work or study? The main floor den is bright, private, and spacious enough to double as a home office or playroom. Upstairs, the bonus room steals the show with vaulted ceilings and a built-in wet bar—a fantastic hangout for movie nights, game days, or teen space. The primary bedroom is a relaxing retreat with a spa-like ensuite featuring double sinks, a large soaker tub, an oversized shower, and a generous walk-in closet. Two additional bedrooms share a Jack-and-Jill bathroom, and there's an upstairs laundry room plus a large linen closet for added convenience. The newly developed basement adds even more living space with beautiful vinyl plank flooring, modern neutral tones, and in-floor heating. It includes a spacious recreation room—versatile for games, workouts, or a home theatre—along with another bedroom and a full four-piece bathroom, ideal for guests or growing families. Step outside to your fully landscaped backyard, where mature trees create a beautiful, private oasis. In season, the lush greenery surrounds the space, offering a serene and secluded setting—perfect for summer barbecues, morning coffee, or peaceful

evenings outdoors. The spacious deck invites you to relax and take it all in. Additional highlights include dual furnaces (with humidifiers), central air conditioning, a new on-demand tankless hot water system, and a durable Hardie Board exterior with stone accents. Just steps from wetland pathways and walking distance to both Catholic and public schools, this home is located in one of Calgary's most desirable lake communities—offering four-season fun and a strong sense of community. Whether you're swimming in the summer or skating in the winter, this home is your family's perfect match.