

**162 Marquis Point SE  
Calgary, Alberta**

**MLS # A2221420**



**\$859,999**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,297 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>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Landscaped, Low Maintenance Landscape, Other, P		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Other, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Other, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Storage		
<b>Inclusions:</b>	N/A		

Visit this immaculate home in a quiet cul-de-sac, just steps from the Mahogany Wetlands, and experience the dream life that Mahogany has to offer. With over 3,175 sq. ft. of beautifully developed living space, this expansive and thoughtfully designed home is ideal for entertaining and growing families alike. From the moment you enter, you're welcomed by a grand open-to-above layout with soaring 18-foot ceilings in the kitchen, family room, and living areas—flooding the home with natural light and a sense of spaciousness. The heart of the home is the gourmet kitchen, featuring double islands, a gas range, stainless steel appliances, a large double island and tons of drawers/cabinets—perfectly designed! The main floor has been fully completed with high-end finishes, a beautiful floor to ceiling dual sided fireplace, and the Kinetico water system ensures exceptional water quality throughout. Upstairs, you'll find 2 generous bedrooms, including a luxurious primary suite with a stunning ensuite that features a skylight, glass and tile shower, and a spa-like ambiance. The developed basement offers the perfect retreat for guests, teenagers, or extended family, with a large additional bedroom and spacious recreation areas. Step outside to enjoy your full-width back deck with pergola, surrounded by a beautifully tree-lined yard that offers peace and privacy. Whether you're hosting friends or simply relaxing with family, this space is made for enjoyment. Located in Calgary's premier lake community, you'll enjoy year-round lake privileges, including skating in the winter and beach days all summer long. This is more than a home—it's a lifestyle.