

162 Marquis Point SE
Calgary, Alberta

MLS # A2221420



\$859,999

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,297 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Low Maintenance Landscape, Other, P		

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