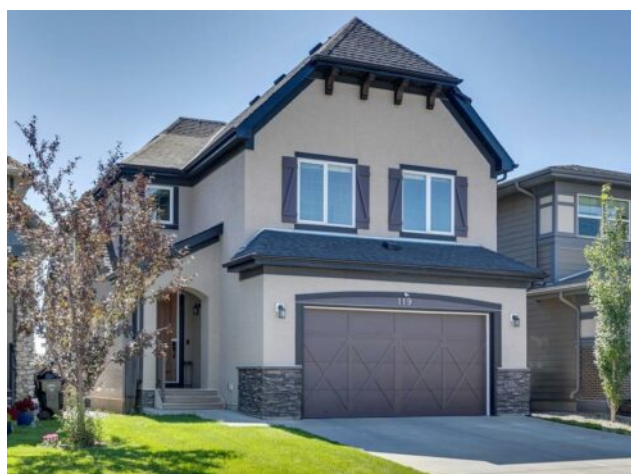


119 Marquis Crescent SE
Calgary, Alberta

MLS # A2247849



\$1,150,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,771 sq.ft.	Age:	2014 (11 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Front Ya		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound		
Inclusions:	N/A		

TRANQUIL VIEWS OF THE POND | FULLY DEVELOPED 5 BDRM HOME WITH AN ABUNDANCE OF UPGRADES | NO NEIGHBOURS BEHIND YOU | This gorgeous home is nicely located on a quiet street, featuring a south backyard with no neighbours behind you & has a long list of fabulous upgrades! The main level, bright with an abundance of natural light, welcomes you in to a large foyer with oversized tile flooring & opens to a spacious & inviting floorplan. The gourmet kitchen showcases a ceiling detail bulkhead, full height cabinetry in a rich dark tone that is contrasted with the soft, neutral arabesque custom tile backsplash & elegant granite countertops. The stainless steel appliances include a sleek ceramic cooktop & built-in oven & microwave; there is a central island as well as a peninsula style island making this kitchen not only stunning but also highly functional…plus there is a walk-through pantry! The peninsula island offers an eating bar & overlooks the large dining area that opens to the sunny backyard. Finished with beautiful hand-scraped hardwood flooring throughout the living & dining areas, while the living room features a stylish gas fireplace with raised hearth…this space is warm & inviting, creating a perfect atmosphere for quiet family time or entertaining guests, offering views of green belt & pond! Completing this main level is a private den with sliding pocket doors. Upstairs is sure to please as well…there is a generous sized bonus room with built-in dry bar with beverage fridge; the sliding barn door creates an ideal separation for the “kid’s area” where you will find 3 bedrooms, separated by a 5pc bathroom with dual sinks, as well as a built-in homework station! The Master bedroom, located at the rear of the home, offers fantastic views of the pond & has a lovely spa-like

ensuite…freestanding bathtub with a modern full height subway tile feature wall, dual vessel sinks, & custom tiled shower with 10mm glass…plus a walk-in closet with custom built-in organizers! You will enjoy the convenience of the upper laundry room with expansive counter space & lower cabinets! The lower level, professionally finished, is host to a huge open family/rec room, 5th bedroom & full bathroom. This home is also wired with in-ceiling speakers on all 3 levels, central A/C…plus is pet-free & smoke-free! The south backyard can become your private oasis…fully fenced & landscaped with a full-width skirted deck…and no neighbours behind! Enjoy this amazing home in a desirable 4 season community that offers great access, endless shops, restaurants & services…plus nearby community schools!