

**49 Marquis Grove SE  
Calgary, Alberta**

**MLS # A2259116**



**\$975,000**

|                  |                                                                               |               |                   |
|------------------|-------------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Mahogany                                                                      |               |                   |
| <b>Type:</b>     | Residential/House                                                             |               |                   |
| <b>Style:</b>    | 2 Storey                                                                      |               |                   |
| <b>Size:</b>     | 2,321 sq.ft.                                                                  | <b>Age:</b>   | 2013 (12 yrs old) |
| <b>Beds:</b>     | 5                                                                             | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener       |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                                                                     |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Corner Lot, Landscaped, No Neighbors |               |                   |

|                    |                                                                                                                                             |                   |     |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                                     | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Tile, 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>   | Composite Siding, Wood Frame                                                                                                                | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                                             | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | Stair Lifts                                                                                                                                 |                   |     |

OPEN HOUSE SUNDAY SEPT 28 12-2pm. Take advantage of the rare opportunity to own a gorgeous family home on a corner lot in the award-winning lake community of Mahogany! This large two-storey home is directly adjacent to Mahogany's scenic naturalized wetlands, green space, and the local park/school. This makes this home the perfect place for your kids to run off some energy at the school fields behind the home, and then have a peaceful evening walk around the wetlands and enjoy the many species of birds and small animals that live there! The 5 bedroom, 3.5 bathroom layout of this home can easily accommodate large families - even featuring a second laundry room, a 3 piece bathroom, and a kitchen in the walkout basement - perfect for multi-generational living, or for use as an illegal suite. Step inside this beautiful home to discover an open-concept main floor flooded with natural light. Here, quartz countertops, stainless-steel appliances and a generous centre island create the perfect hub for both everyday meals and entertaining. The main living room of the home features a gas fireplace and large windows overlooking the green space behind the home. A refined dining area sits directly adjacent to the living room and kitchen, with plenty of room for a large table, and allows direct access onto your west facing back deck. A walk-through pantry, a large mud room, and a 2-piece bathroom complete the main floor of the home. Upstairs, the primary suite is a private retreat complete with a large spa-style ensuite—featuring dual vanities, a large shower, a luxurious soaking tub—and an expansive walk-through closet, which is conveniently located directly next to your laundry room! Three additional good-sized bedrooms and a full 4 piece bathroom upstairs make this home the perfect hub for your family! The fully finished walk-out

basement elevates multigenerational living with its own full kitchen, eating bar, and a spacious family room that opens onto a covered stamped concrete patio. Whether you need private quarters for in-laws or a comfortable illegal guest suite, this versatile lower level delivers. This home includes lake access, and is situated just steps from gorgeous walking paths, a conservation area, parks, and schools, this stylish home blends sophisticated living with community convenience. Don't miss the opportunity to make it yours—contact us today to schedule a showing!