

# \$1,799,800 - 128 Marquis View Se, Calgary

MLS® #A2206064

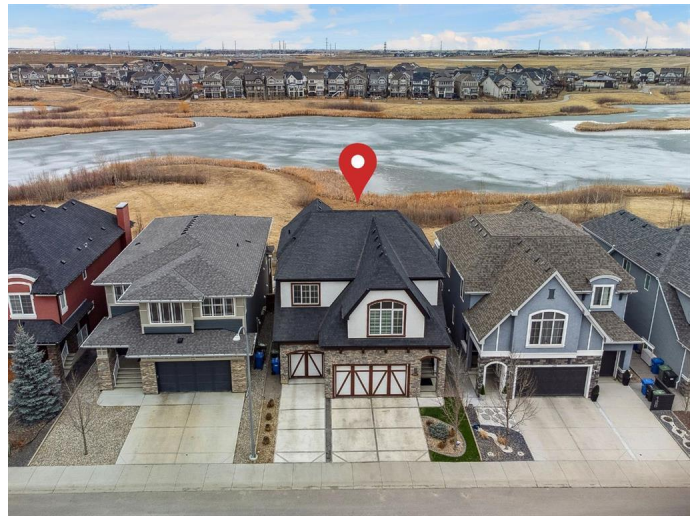
**\$1,799,800**

5 Bedroom, 4.00 Bathroom, 3,069 sqft

Residential on 0.11 Acres

Mahogany, Calgary, Alberta

Discover LUXURY Living in this UPGRADED EXECUTIVE Home by CALBRIDGE HOMES, offering 4,277 sq. ft. of Fully Developed Living Space, including a finished WALKOUT BASEMENT. Situated on a Premium Lot Overlooking the Mahogany Wetlands, this custom-built CASCADE "K" French Country Home features 4+1 BEDROOMS, a BONUS ROOM, & a DEN, with VIEWS & direct access to SCENIC Pathways. The curb appeal includes a TRIPLE ATTACHED GARAGE and a FULL-LENGTH DECK. A covered walkway leads to an entrance with 10-FOOT Ceilings, 8-FOOT Interior Doors, & finishes throughout. Upgraded ENGINEERED HARDWOOD flooring graces the main & upper levels, while HERRINGBONE tile accents the foyer, bathrooms, ensuite, mudroom, & laundry. Built-in speakers enhance the ambiance. The Chef's Kitchen features a QUARTZ ISLAND with built-in storage, full-Height Cabinetry, a tile backsplash, under-Cabinet Lighting, & a KITCHEN-AID Stainless Steel Appliance package, including a 6-BURNER Gas Range, box-out Range Hood, built-in wall Oven, Microwave, Refrigerator, Wine Fridge, & walk-in Butler's pantry. The dining area flows into the living room, where VAULTED ceilings with EXPOSED BEAMS & a floor-to-ceiling STONE Fireplace create a cozy ambiance. A main-floor office/den with Double French Doors provides a perfect space for work or play. Upstairs, a bright open landing leads to a large BONUS ROOM with



VAULTED ceilings, ideal for family gatherings. The Primary Suite offers VIEWS & an ENSUITE with a double QUARTZ Vanity, custom-tiled Standing Shower with Bench, Soaker Tub, dual SKYLIGHTS, & a Walk-In closet with built-in cabinetry. There are 3 additional large bedrooms, all with Walk-In closets, and a 4-piece main bathroom with a QUARTZ COUNTERTOP. The laundry room includes a folding station, sink, cabinets, & a linen closet. The Professionally Developed WALKOUT BASEMENT includes an additional bedroom, a spacious family room with a rough-in gas line, a recreation/game room, a Wet Bar with a QUARTZ ISLAND, a Wine Cellar, a 4-piece bathroom, a gym area, extra storage, & a separate laundry room. This home is equipped with TWO High-Efficiency Furnaces, TWO Humidifiers, a 60-Gallon HWT, a Kinetico Water System, a Vacuum System with all Attachments, CENTRAL AIR CONDITIONING, & Gas BBQ hookups on both the MAIN Deck & Basement PATIO. The oversized TRIPLE ATTACHED GARAGE is fully Insulated, Drywalled, & Freshly Painted, featuring Hot & Cold Water Taps, additional gas line rough-in & outlet for a future heated garage, & ample extra storage space. The LOW-MAINTENANCE backyard with over \$80,000 invested in landscaping, features a Concrete and Interlock Stone Patio, covered lower Patio, Stone Walkways, & a fully fenced, private setting. Living in Mahogany means enjoying year-round outdoor activities, just a few minutes walk to Mahogany Beach Club, stand-up paddle boarding, kayaking in the summer to skating & exploring endless pathways in the winter. Schedule your private showing today & experience the unmatched luxury & convenience.

Built in 2016

## **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2206064    |
| Price          | \$1,799,800 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 3,069       |
| Acres          | 0.11        |
| Year Built     | 2016        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 128 Marquis View Se |
| Subdivision | Mahogany            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3M2H4              |

### Amenities

|                |                                                                                                         |
|----------------|---------------------------------------------------------------------------------------------------------|
| Amenities      | Beach Access, Boating, Clubhouse, Park, Playground, Racquet Courts, Recreation Facilities               |
| Parking Spaces | 7                                                                                                       |
| Parking        | Concrete Driveway, Garage Door Opener, Garage Faces Front, Insulated, Oversized, Triple Garage Attached |
| # of Garages   | 3                                                                                                       |
| Waterfront     | Lake, Pond, Lake Privileges                                                                             |

### Interior

|                   |                                                                                                                                                                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Beamed Ceilings, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound |
| Appliances        | Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Humidifier, Microwave, Washer, Washer/Dryer, Window Coverings                                                                                                                                       |

|                 |                                                             |
|-----------------|-------------------------------------------------------------|
| Heating         | High Efficiency, Forced Air, Natural Gas                    |
| Cooling         | Central Air                                                 |
| Fireplace       | Yes                                                         |
| # of Fireplaces | 1                                                           |
| Fireplaces      | Gas, Glass Doors, Living Room, Mantle, Raised Hearth, Stone |
| Has Basement    | Yes                                                         |
| Basement        | Exterior Entry, Finished, Full, Walk-Out                    |

## Exterior

|                   |                                                                                                                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Private Entrance, Private Yard                                                                                                                                                                                  |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Environmental Reserve, Front Yard, Greenbelt, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Open Lot, Private, Rectangular Lot, Street Lighting, Views, Conservation, Wetlands |
| Roof              | Asphalt Shingle                                                                                                                                                                                                                        |
| Construction      | Stone, Stucco, Wood Frame                                                                                                                                                                                                              |
| Foundation        | Poured Concrete                                                                                                                                                                                                                        |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 33               |
| Zoning         | R-G              |
| HOA Fees       | 590              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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