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

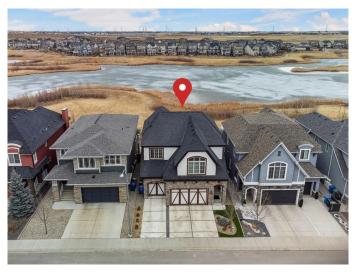
MLS® #A2206064

# \$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, Clubhouse, Park, Playground, Racquet Courts,

Recreation Facilities, Boating

Parking Spaces 7

Parking Concrete Driveway, Garage Door Opener, Garage Faces Front,

Insulated, Oversized, Triple Garage Attached

# of Garages 3

Waterfront Pond, Lake, 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 Forced Air, Natural Gas, High Efficiency

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Glass Doors, Living Room, Mantle, Stone, Raised Hearth

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, Front Yard, Greenbelt,

Landscaped, Low Maintenance Landscape, No Neighbours Behind, Private, Rectangular Lot, Street Lighting, Views, Wetlands,

Conservation, Environmental Reserve, Open Lot

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 28th, 2025

Days on Market 34

Zoning R-G

HOA Fees 590

HOA Fees Freq. ANN

# **Listing Details**

Listing Office CIR Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.