



144 Marquis View Calgary Alberta

\$1,249,000

Welcome to this stunning home with a WALKOUT BASEMENT BACKING THE WETLANDS. This 4-bedroom, 3.5-bath home is located in the highly sought-after community of Mahogany. This is a property you truly need to see to believe. As you step inside, you are greeted by a grand foyer featuring high ceilings that seamlessly blend into a spacious open office, perfect for remote work or quiet study time. The home flows effortlessly into an expansive open kitchen and living area, ideal for family gatherings and cozy evenings watching your favorite shows. The modern kitchen is the heart of the home and has elegant quartz countertops, a large island, stainless steel built-in appliances, and an electric cooktop, ensuring that every culinary adventure is a pleasure. Just off the kitchen, the large dining room invites you to step out onto the outdoor deck, where you can enjoy breathtaking views of the serene pond and lush greenery. With no neighbors behind you, this outdoor space offers a perfect retreat for quiet relaxation and entertaining. Heading upstairs, you'll find a massive family room that is perfect for game nights or movie marathons, featuring a large window that frames another stunning view. The upper level also includes two generously sized bedrooms, perfect for family or guests. The highlight of the upstairs is the primary suite, which features two large windows showcasing the beautiful community of Mahogany. The ensuite bathroom is a true oasis, complete with a luxurious built-in bathtub, a 10-foot tile shower, and a double sink vanity. Additionally, the spacious walk-in closet offers ample storage for all your needs. Heading to the WALK OUT basement, you will find an expansive family room, perfect for cozy family nights in. This level also includes a versatile spare bedroom, which could easily serve as an office or guest room and an additional 4 piece bathroom. Step outside to...

- 4pc Bathroom 7.58 Ft x 4.83 Ft
- Bedroom 8.92 Ft x 14.67 Ft
- Recreational, Games room 28.33 Ft x 14.92 Ft
- Furnace 13.08 Ft x 13.33 Ft
- Other 6.83 Ft x 8.58 Ft
- 2pc Bathroom 4.83 Ft x 4.75 Ft

- Office 9.92 Ft x 9.92 Ft
- 4pc Bathroom 9.92 Ft x 4.83 Ft
- 5pc Bathroom 14.25 Ft x 13.42 Ft
- Bedroom 10.17 Ft x 13.58 Ft
- Bedroom 10.17 Ft x 13.58 Ft
- Family room 14.83 Ft x 13.92 Ft

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Dining room 14.92 Ft x 10.08 Ft

Kitchen 15.33 Ft x 16.67 Ft

Living room 16.50 Ft x 16.58 Ft

Other 6.25 Ft x 9.08 Ft

Laundry room 9.92 Ft x 6.08 Ft

Primary Bedroom 14.50 Ft x 15.83 Ft

Storage 9.92 Ft x 5.58 Ft