



## 208 Marquis Landing Calgary Alberta

\$1,199,900

Incredible 4-bedroom family home in award-winning Mahogany! Welcome home to 208 Marquis Landing SE - this beautifully maintained home showcases a prime cul-de-sac location just steps from the wetlands pathways and within walking distance to the beach club with LAKE ACCESS. Featuring quality custom upgrades and stunning architectural details throughout. The main level offers a spacious open floorplan with kitchen, living, and dining areas flowing seamlessly into one another - perfect for everyday living & entertaining. The chef-inspired kitchen is complete with premium stainless steel appliances including beverage fridges, an oversized center island with seating, a coffee bar/servey, and a walk-in pantry. The dedicated dining space is complete with custom built-ins and dual beverage fridges and just steps out to the large and beautiful backyard. The living room features a stunning floor-to-ceiling stone gas fireplace, custom built-ins, and a vaulted ceiling with exposed beam detail. A large office, 2-piece bathroom, and mudroom leading to TRIPLE CAR GARAGE complete the main level. Upstairs you will find the expansive primary suite showcasing a 4-piece spa-like bath with a steam shower, and an enormous walk-in closet with natural light. Perfect for a growing family there are 3 additional bedrooms on the upper level, a full 4-piece bathroom, and a spacious family/bonus room. The large upper-level laundry room with a linen closet/additional storage completes the upper level. Outside you will find the fully fenced and landscaped backyard featuring a stamped concrete patio and neighbors on one side only. This gorgeous luxury home is the epitome of comfort, and modern living with a premium quiet, cul-de-sac location - book your viewing today! (id:6769)

2pc Bathroom 9.42 Ft x 7.33 Ft

Dining room 16.00 Ft x 12.00 Ft

Foyer 19.25 Ft x 12.42 Ft

Kitchen 25.17 Ft x 10.92 Ft

Living room 17.00 Ft x 14.08 Ft

Other 6.92 Ft x 9.08 Ft

Office 9.42 Ft x 13.00 Ft

4pc Bathroom 19.17 Ft x 9.92 Ft

Bedroom 14.92 Ft x 11.00 Ft

Bedroom 11.17 Ft x 11.17 Ft

Bedroom 11.17 Ft x 11.75 Ft

Family room 15.00 Ft x 19.42 Ft

Laundry room 11.33 Ft x 7.75 Ft

Primary Bedroom 15.42 Ft x 13.67 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**RE/MAX REAL ESTATE  
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4pc Bathroom 11.25 Ft x 5.92 Ft

Other 11.17 Ft x 6.83 Ft