



# 160 Marquis Green Calgary Alberta

\$725,000

Welcome to 160 Marquis Green SE - a beautifully maintained home by Sabel Homes, ideally located on a quiet, low-traffic street in the heart of Calgary's award-winning lake community of Mahogany. Built in 2015 with enduring curb appeal, this home features a full stucco exterior and a west-facing, fully fenced backyard with a private side deck—perfect for summer evenings and casual outdoor entertaining. There are also outdoor hot and cold taps. Inside, you're welcomed by 9-foot ceilings and a bright, open-concept main floor that blends functionality with comfort. The kitchen is thoughtfully designed with a large central island, stainless steel Samsung microwave, range and fridge and Asko dishwasher, ample cabinetry, and generous prep space. It flows effortlessly into a beautiful dining area filled with natural light from large west-facing windows. On the opposite side, the cozy living room offers a warm and inviting space to gather with family or relax at the end of the day. Upstairs, the primary suite offers a relaxing retreat with a walk-in closet and a private 4-piece ensuite. Two additional generously sized bedrooms with large closets, a full bathroom, and a spacious laundry room with ample storage round out the upper level. The fully developed basement extends your living space with a cozy rec area, built-in desk and storage for a functional home office setup, a fourth bedroom, and another full bathroom—ideal for guests or growing families. Located just a short stroll from the tranquil Mahogany Wetlands and surrounded by scenic pathways, schools, and parks, this home offers full access to Mahogany's unmatched amenities—lake access, beach clubs, shopping, dining, and year-round recreation. Whether you're upsizing, relocating, or simply seeking the lifestyle that only Mahogany can offer, this home checks every box. Book your showing today! (id:6769)

Family room 13.75 Ft x 13.25 Ft

Bedroom 13.83 Ft x 11.42 Ft

Other 8.50 Ft x 7.42 Ft

Other 14.33 Ft x 6.75 Ft

4pc Bathroom 8.42 Ft x 5.33 Ft

Furnace 16.00 Ft x 5.75 Ft

Other 6.17 Ft x 6.00 Ft

2pc Bathroom 4.83 Ft x 4.83 Ft

Primary Bedroom 14.67 Ft x 12.50 Ft

Other 8.50 Ft x 4.67 Ft

4pc Bathroom 11.33 Ft x 5.92 Ft

Bedroom 10.25 Ft x 9.67 Ft

a

Listing Presented By:



Originally Listed by:  
eXp Realty

<http://www.rosecalveloteam.com/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca

Living room 14.67 Ft x 14.50 Ft  
Kitchen 17.83 Ft x 8.42 Ft  
Dining room 12.42 Ft x 12.00 Ft  
Foyer 6.00 Ft x 4.83 Ft

Bedroom 10.33 Ft x 10.00 Ft  
Laundry room 7.67 Ft x 5.42 Ft  
4pc Bathroom 9.00 Ft x 4.92 Ft