



## 309 Marquis Landing Calgary Alberta

\$1,148,000

Welcome to Your New Dream Home in the family friendly community of Mahogany Lake. Step into 3,600 square feet of exceptional living space, perfectly designed for comfort and style. This move-in-ready luxury home features 9 ft ceilings, gleaming hardwood floors, brand-new decor paint, and immaculate finishes throughout. The open floor plan is ideal for entertaining, with natural light flooding the spacious living and dining areas. Your gourmet kitchen is a chef's paradise, boasting a large granite island, stainless steel appliances, large pantry and custom cabinetry that extends to the ceiling. A home office and guest bathroom are also on the main level for convenience. Relax at the end of your busy day in your primary bedroom. The generous primary suite offers space for a king-sized bed, a walk-in closet, and a luxurious 5-piece ensuite featuring a soaking tub, separate shower, and a private water closet. Three additional well-appointed bedrooms, each accommodating queen-sized beds, make this home perfect for a growing family. The upper level includes a versatile bonus room for your family nights and a convenient separate laundry room. The fully finished basement is perfect for family fun or guest accommodation. Featuring a good sized family room with wet bar, two additional bedrooms, and a full 4-piece bathroom there is room for everyone. There is also an extra washer/dryer hook-up in the large basement storage room. A thoughtful convenience for your extended family. Keep your vehicles out of the winter elements in the triple garage, with one side offering a tandem setup and an EV plug-in. Enjoy watching your kids have fun playing in the large backyard or at the year round lake with summer swimming or winter skating. Close to nearby schools and easy access to Stoney Trail, this home truly has it all. Don't miss the chance to call this luxury home yours--call your f...

Family room 17.50 Ft x 13.67 Ft  
 Bedroom 12.08 Ft x 12.92 Ft  
 Bedroom 12.42 Ft x 9.58 Ft  
 Storage 10.33 Ft x 9.83 Ft  
 Furnace 13.08 Ft x 5.42 Ft  
 4pc Bathroom 8.50 Ft x 5.42 Ft

Foyer 9.42 Ft x 7.92 Ft  
 Office 9.25 Ft x 6.08 Ft  
 Other 8.42 Ft x 4.83 Ft  
 2pc Bathroom 6.08 Ft x 4.92 Ft  
 Bonus Room 15.58 Ft x 13.83 Ft  
 Primary Bedroom 19.58 Ft x 13.42 Ft

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Living room 14.92 Ft x 13.42 Ft

Dining room 13.50 Ft x 11.50 Ft

Kitchen 15.08 Ft x 13.42 Ft

Pantry 5.92 Ft x 3.67 Ft

Other 8.67 Ft x 7.42 Ft

5pc Bathroom 14.67 Ft x 9.25 Ft

Bedroom 11.25 Ft x 9.92 Ft