



## 373 Marquis Landing Calgary Alberta

\$1,299,900

A RARE PEARL! Introducing upscale living with this executive WALK-OUT 4-BEDROOM BUNGALOW featuring over 3181 sq ft of developed living space with separate BASEMENT ENTRANCE backing directly onto the Mahogany WETLANDS--74 acres of scenic nature and pathways. Nested in a quiet cul-de-sac in the exclusive Mahogany Preserve peninsula, this estate home is one-of-a-kind as it features unparalleled craftsmanship and high-end finishes as well as a LOW MAINTENANCE LANDSCAPING with an IRRIGATION SYSTEM & TURF. Sit back and relax while observing nature, local wildlife, and gorgeous sunsets from the WEST FACING full-length top deck or the lower covered patio in the beautifully landscaped backyard. GAS-HOOK UP on the top deck to make BBQing a breeze. As you enter the home, you're greeted by a grand foyer that opens into a breathtaking vaulted ceiling with exposed beams, expansive windows, and views of the Mahogany wetlands. The kitchen is a chef's dream! Designed to impress with elegant cabinetry, quartz countertops, designer lighting, and premium appliances. It seamlessly connects to an expansive open floor plan that flows into the spacious dining and living areas, making entertaining effortless. Retreat to the luxurious primary bedroom offering serene views, a generous walk-in closet, and a spa-inspired 5-piece ensuite bathroom complete with a glass shower and a soaker tub for ultimate relaxation. Downstairs, the professionally finished walk-out basement features 9-foot ceilings, a large family room, and a wet bar ideal for movie nights or gatherings. You'll also find three generously sized bedrooms, a full bathroom, and ample storage space! Additional upgrades include a dual furnace system, CENTRAL AIR-CONDITIONING, water softener, built-in speakers in the ceiling for ambient sound, a central vacuum system for added convenience, and stunning, upgraded ENGINEERED HARDWOOD! The th...

4pc Bathroom 6.83 Ft x 8.67 Ft

Bedroom 11.00 Ft x 12.92 Ft

Bedroom 10.83 Ft x 12.33 Ft

Bedroom 12.33 Ft x 12.00 Ft

Family room 20.50 Ft x 33.92 Ft

Bedroom 13.00 Ft x 13.92 Ft

Dining room 11.67 Ft x 14.75 Ft

Foyer 9.67 Ft x 11.08 Ft

Kitchen 12.33 Ft x 17.83 Ft

Laundry room 7.00 Ft x 6.42 Ft

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Storage 6.50 Ft x 10.92 Ft

Furnace 14.58 Ft x 8.50 Ft

2pc Bathroom 3.25 Ft x 7.42 Ft

5pc Bathroom 10.50 Ft x 15.75 Ft

Living room 19.50 Ft x 15.33 Ft

Other 7.00 Ft x 11.50 Ft

Other 7.00 Ft x 7.67 Ft