



# 112 Marquis View Calgary Alberta

\$1,500,000

Welcome to an exquisite residence where every detail has been meticulously curated to offer an unparalleled living experience. Nestled in the prestigious Mahogany community, this home boasts 4,848 square feet of total developed space, including a fully finished walkout basement. Backing onto the picturesque Mahogany wetlands, this home provides a tranquil escape with scenic views and an extensive pathway system. A versatile den/office greets you at the front entrance as you glimpse the openness of the main living space ahead. The living room features a soaring ceiling and four large windows offering unobstructed views of the wetlands. The two-storey stone fireplace adds grandeur. The kitchen has timeless appeal, ceiling-height cabinetry, and built-in organizers. Features include custom drawers for spices, knives, and utensils, tip-out trays in front of the sinks, a coffee station, and pull-out drawers in cabinets - a dream for those who are savvy on storage. The striking kitchen island has quartz countertops, a breakfast bar, and more storage cabinets. The adjacent butler's pantry with a sink and ample shelving simplifies hosting. Enjoy the quality built-in appliances such as the countertop gas stove and built-in oven with a warming drawer. Recessed lighting enhances the ambiance. Entertain guests in the formal dining room or enjoy a quiet moment on the expansive deck constructed with low-maintenance materials, perfect for outdoor gatherings. The main floor laundry and mudroom are equally impressive, featuring built-ins and tailored storage solutions that blend functionality with style. Ascend the curved staircase to discover a spacious bonus living room overlooking the main level. The upper floor comprises four bedrooms and three bathrooms, including three generously sized secondary bedrooms, two with walk-in closets and one with an ensuite, ideal for guests or ol...

- Bonus Room 24.42 Ft x 15.83 Ft
- Primary Bedroom 20.08 Ft x 19.00 Ft
- Bedroom 14.50 Ft x 9.92 Ft
- Bedroom 15.33 Ft x 9.33 Ft
- Bedroom 17.50 Ft x 9.33 Ft
- 5pc Bathroom 15.58 Ft x 14.75 Ft

- Den 12.83 Ft x 10.50 Ft
- Family room 33.75 Ft x 20.17 Ft
- Living room 16.17 Ft x 15.75 Ft
- Kitchen 19.92 Ft x 18.92 Ft
- Pantry 6.25 Ft x 4.92 Ft
- Other 7.33 Ft x 5.83 Ft

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

Listing Presented By:



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4pc Bathroom 9.25 Ft x 7.75 Ft  
4pc Bathroom 10.67 Ft x 4.92 Ft  
4pc Bathroom 8.83 Ft x 4.92 Ft  
Bedroom 14.58 Ft x 13.92 Ft

Dining room 14.42 Ft x 11.75 Ft  
Den 12.00 Ft x 9.92 Ft  
Laundry room 8.83 Ft x 8.33 Ft