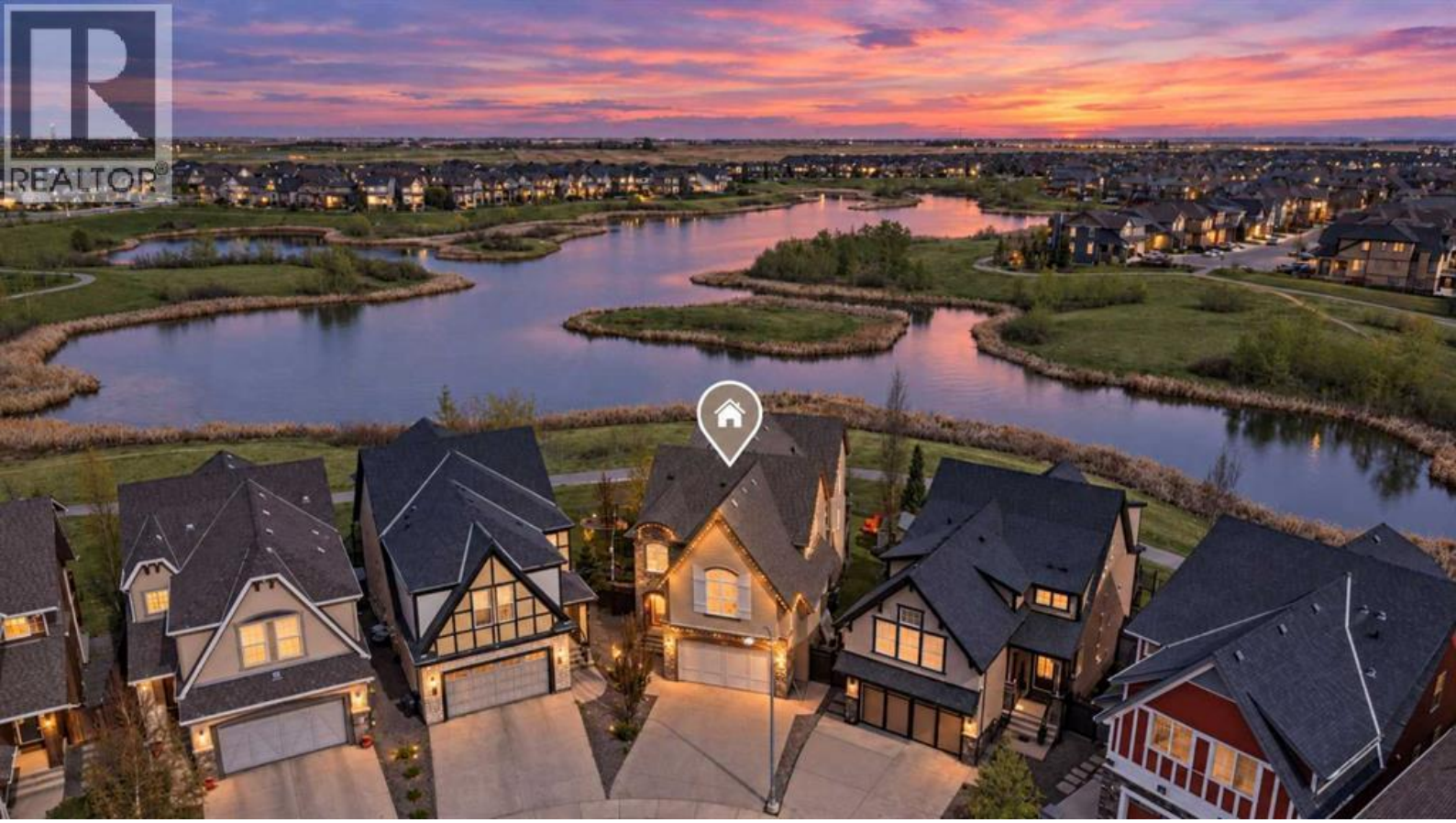


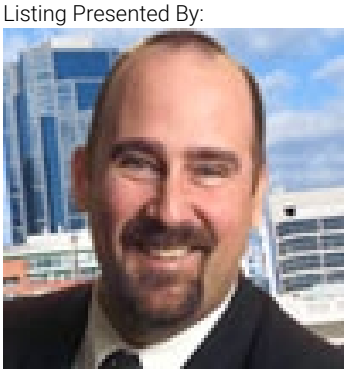
127 Marquis Grove Calgary Alberta

$1,125,000

OPEN HOUSE: SATURDAY NOVEMBER 14TH FROM 12-3PM & SUNDAY NOVEMBER 15TH FROM 1-3PM Welcome to this stunning, AIR-CONDITIONED custom home situated on an OVERSIZED PIE-SHAPED LOT backing directly onto the beautiful Mahogany wetlands, where the expansive rear yard widens to create exceptional privacy from neighbouring homes, while enjoying NO REAR NEIGHBOURS and direct access to the community's extensive pathway system. Offering over 3500sf of developed living space across THREE FINISHED LEVELS, this exceptional property combines privacy, space, and an unbeatable location. Recent updates include R50 insulation, new carpets, and FRESHLY PAINTED WHITE CABINETRY throughout, giving the home a bright, fresh, and timeless feel. From the moment you arrive, the charming stucco and stone exterior, steep rooflines, white shutters, and GEMSTONE LIGHTING on the front and rear of the home create incredible curb appeal.Inside, you're welcomed by a spacious foyer and elegant FORMAL DINING ROOM, perfect for hosting family and friends. The chef-inspired kitchen features quartz countertops, abundant storage, a WALK THROUGH PANTRY, stainless steel appliances, and a gas stove. The bright dining nook overlooks the wetlands, while the sun-filled living room showcases a beautiful stone feature wall with a TWO-SIDED GAS FIREPLACE shared with the dining room. Patio doors lead to the expansive upper deck, an ideal place to relax or entertain while enjoying the peaceful views. A 2-piece powder room and oversized mudroom with built-in lockers complete the main level.Upstairs, the spacious primary retreat offers a unique and thoughtfully designed layout. Upon entering, elegant accent-lit steps lead into the serene bedroom and also continue up into the reading nook/home office and ensuite bathroom, creating a sense of separation and luxury within the master suite. The spa-inspired 5-PIECE ENSUIT...

Recreational, Games room 25.67 Ft x 29.08 Ft
Bedroom 11.50 Ft x 10.42 Ft
3pc Bathroom 8.50 Ft x 5.00 Ft
Storage 6.33 Ft x 5.33 Ft
Furnace 11.50 Ft x 13.17 Ft
Dining room 11.00 Ft x 14.42 Ft
Dining room 12.00 Ft x 7.92 Ft
Foyer 6.33 Ft x 14.17 Ft
Other 5.92 Ft x 10.17 Ft
2pc Bathroom 6.58 Ft x 2.92 Ft
Primary Bedroom 15.75 Ft x 22.83 Ft
5pc Bathroom 17.58 Ft x 10.67 Ft
Other 4.92 Ft x 13.83 Ft
Bedroom 13.17 Ft x 10.92 Ft
Bedroom 13.25 Ft x 10.92 Ft
5pc Bathroom 10.33 Ft x 4.75 Ft

Listing Presented By:



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Kitchen 16.67 Ft x 14.58 Ft

Living room 14.92 Ft x 17.42 Ft

Den 9.58 Ft x 7.83 Ft