



132 Marquis View Calgary Alberta

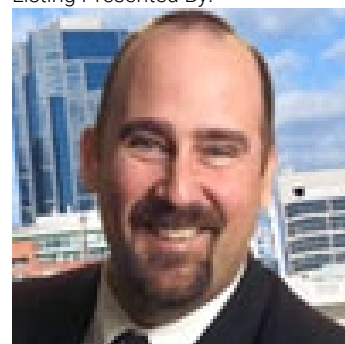
\$1,395,000

Visit this impressive home in a cul-de-sac location, backing onto the Mahogany Wetlands! This family home boasts over 4,100 square feet of developed space, featuring an expansive, open plan perfect for entertaining. Ideal for a large family, the home offers 4 bedrooms on the upper level and an additional one in the lower, walkout basement. The included Kinetico Water System provides excellent water quality in the home. Kitchen features a counter top gas range, stainless steel appliances, a large island with double sink and slide outs in the cabinets. The fully finished basement, professionally developed in 2019, adds to the allure and makes a great place for family guests, senior family members or teenagers to stay. Stay warm during chilly days with the aid of two furnaces. A full deck spanning the back of the home provides ample space to relish the natural settings. For those rainy days, a large, covered patio area from the walkout basement becomes an ideal space for kids to play. Garage is wired for EV recharging. Recent work, totaling over \$15,000 has been undertaken to address issues found during a pre-inspection. Bring your own inspector to confirm the quality and excellence of this remarkable home. Work from home in the secure office space in the basement. (id:6769)

Primary Bedroom 5.03 M x 4.44 M
 Bedroom 3.25 M x 3.63 M
 Bedroom 3.02 M x 3.96 M
 Bedroom 2.95 M x 3.83 M
 Bonus Room 5.01 M x 3.76 M
 Laundry room 1.70 M x 2.80 M
 5pc Bathroom 4.27 M x 3.66 M
 4pc Bathroom 1.70 M x 2.77 M
 Office 2.57 M x 3.83 M
 Bedroom 3.51 M x 3.51 M

Recreational, Games room 4.09 M x 3.99 M
 Family room 4.98 M x 3.99 M
 Other 2.52 M x 4.98 M
 4pc Bathroom 2.80 M x 1.50 M
 Living room 5.21 M x 4.70 M
 Other 4.27 M x 3.02 M
 Kitchen 4.27 M x 3.33 M
 Pantry 2.11 M x 1.50 M
 Other 3.00 M x 3.68 M

Listing Presented By:



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#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
 darylcarlson@shaw.ca