



# 149 Marquis View Calgary Alberta

\$1,299,000

Open house: 12.30-3pm Saturday, Feb. 3 2024. Welcome to your dream home This luxurious 2-storey has an impressive over 4000 sq ft of developed living space, offering an unparalleled living experience. Backing into the MAHOGANY WETLANDS, with captivating wetlands views and a scenic walking path right at your doorstep. Enjoy the brilliance of natural light throughout the home, accentuating the sunny and bright ambiance. An open concept design compliments the main living area which includes a living room with cozy gas fireplace, breakfast nook and stunning modern kitchen offering a centre island with breakfast bar, granite countertops, full s/s appliance package and pantry. Main level is complete with a deck off the breakfast nook, an office/formal dining room/flex space, a 2pc bath and mudroom leading to the double garage. Head on upstairs to find the amazing primary suite which includes a luxurious 5pc ensuite and walk-in closet. Upper level includes another 2 spacious bedrooms, a bonus room, laundry room and a 4pc bath. The fully finished walkout basement offers 4pc bath, 4th bedroom and a huge rec room, Stucco wall outside. New Painting. This home is not just a residence; it's a masterpiece of elegance and functionality. Just a short drive will get you to the Mahogany Beach Club and lots of everyday amenities including schools, shopping, dining, coffee shops and more! Don't miss out on owning this stunning home in one of the most desirable communities! (id:6769)

Recreational, Games room 29.75 Ft x 22.08 Ft  
 Bedroom 10.33 Ft x 13.42 Ft  
 4pc Bathroom Measurements not available  
 Den 9.92 Ft x 10.92 Ft  
 Dining room 12.33 Ft x 13.83 Ft  
 Living room 16.58 Ft x 17.58 Ft  
 Breakfast 10.92 Ft x 9.08 Ft  
 Kitchen 13.83 Ft x 13.50 Ft

2pc Bathroom Measurements not available  
 Bedroom 11.67 Ft x 15.17 Ft  
 Laundry room 8.00 Ft x 5.33 Ft  
 4pc Bathroom Measurements not available  
 Primary Bedroom 15.50 Ft x 22.33 Ft  
 5pc Bathroom Measurements not available  
 Bedroom 10.00 Ft x 15.25 Ft  
 Bonus Room 18.83 Ft x 17.42 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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

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