



## 248 Marquis Landing Calgary Alberta

\$1,395,000

Welcome to this stunning family home in the heart of Mahogany! Beautifully designed and meticulously maintained, this property offers an open-concept main floor with hardwood flooring, a spacious kitchen featuring granite countertops, a large island, pantry, garburator, and stainless-steel appliances including a stove, oven, fridge, dishwasher, and microwave. The main level also includes a dining area, bright living space, 2-piece bath, laundry room, mudroom, and a triple car attached front garage. Upstairs, enjoy a large family room with elegant tray ceilings, three generous bedrooms, a 5-piece main bath, upper laundry, and a luxurious primary suite with a walk-in closet and a spa-inspired 5-piece ensuite complete with heated floors. The fully finished basement provides even more space with a rec room, bedroom, office/library, 4-piece bath, utility room, and walk-in closet. Outside features low-maintenance landscaping with artificial turf and exposed aggregate in both the front and back yards, a 3-car driveway, and electric outlets under the back patio—perfect for outdoor entertaining. Central A/C completes this exceptional home that combines luxury, comfort, and functionality—ready for your family to move in and enjoy! (id:6769)

4pc Bathroom 8.00 Ft x 5.08 Ft

Bedroom 12.08 Ft x 10.67 Ft

Office 7.92 Ft x 9.92 Ft

Recreational, Games room 14.92 Ft x 41.00 Ft

Furnace 14.00 Ft x 14.50 Ft

Other 6.75 Ft x 10.42 Ft

2pc Bathroom 5.00 Ft x 5.58 Ft

Dining room 14.75 Ft x 11.42 Ft

Foyer 13.58 Ft x 10.83 Ft

Kitchen 14.42 Ft x 10.92 Ft

Laundry room 11.83 Ft x 5.58 Ft

Living room 28.17 Ft x 15.08 Ft

Other 10.08 Ft x 9.25 Ft

Pantry 8.00 Ft x 5.50 Ft

5pc Bathroom 11.17 Ft x 5.00 Ft

5pc Bathroom 13.75 Ft x 12.75 Ft

Bedroom 13.83 Ft x 11.50 Ft

Bedroom 12.92 Ft x 13.92 Ft

Bedroom 14.50 Ft x 10.42 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

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