



357 Marquis Landing Calgary Alberta

\$1,357,000

Beautiful LIKE NEW home in the Lake Community of Mahogany on a cul-de-sac, siding and backing onto the wetlands. ORIGINAL OWNERS have kept the home immaculate, showcasing substantial upgrading throughout. ONLY A TWELVE MINUTE WALK TO THE BEACH CLUB, This home is nearby fields, parks, scenic pathways, natural wetlands and within walking distance to the Elementary School! This Walk Out home features an open concept main floor with 9-foot ceilings on all 3 floors and plenty of triple glazed windows across the back so you can enjoy the views. Beautiful hardwood and tile floors flow throughout the main level. The kitchen comes with stylish cabinetry, bright backsplash tile, built-in stainless steel kitchen appliances, upgraded five burner gas cooktop and features beautiful upgraded granite counters on the island. A custom bespoke Butlers Pantry to match the main kitchen, also with an upgraded granite counter, offers additional elegance and storage. The full-width rear deck is complete with a gas line for summer BBQ's and features custom rear awnings for enjoying the tranquil wetland views on a hot summer day. Upstairs, the master suite with spacious ensuite is a true retreat - complete with unobstructed views. This home also features 3 extra bedrooms, a central bonus room, and a fully finished upper floor laundry room. The 8-foot doors upstairs keep the grand proportions flowing. The Walk Out Basement has been professionally developed with permit and is an absolute delight. The family room features large, wetland-facing windows and a beautiful fireplace that would be right at home in a Banff lodge. A custom Oak Wetbar features an exotic leathered granite counter and a perfect space for a work out corner or card table that steps out onto the covered lower patio, which features a second gas line connection. The basement also includes a large guest room and a stunning, top-of-

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Recreational, Games room 29.75 Ft x 16.83 Ft
 Furnace 13.83 Ft x 10.42 Ft
 Bedroom 13.83 Ft x 10.83 Ft
 Storage 10.67 Ft x 7.33 Ft
 4pc Bathroom Measurements not available
 Foyer 8.67 Ft x 10.17 Ft
 Office 10.92 Ft x 9.92 Ft
 Living room 15.92 Ft x 13.92 Ft

Other 14.08 Ft x 9.58 Ft
 2pc Bathroom Measurements not available
 Primary Bedroom 15.92 Ft x 14.33 Ft
 5pc Bathroom Measurements not available
 Other 11.33 Ft x 7.50 Ft
 Laundry room 11.00 Ft x 6.17 Ft
 Bonus Room 14.83 Ft x 12.92 Ft
 4pc Bathroom Measurements not available

Listing Presented By:



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Engel & Völkers Calgary

RE/MAX Realty Professionals

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

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

Dining room 15.08 Ft x 9.92 Ft

Bedroom 12.17 Ft x 10.00 Ft

Kitchen 15.08 Ft x 12.00 Ft