



83 Marquis Grove Calgary Alberta

\$1,128,000

OPEN HOUSE CANCELED.....A rare gem in Calgary's most desirable lake community of Mahogany! This exceptional walkout home backs directly onto an expansive natural wetland, offering one of the most breathtaking, unobstructed views you'll find. With a sun-drenched south-facing backyard and no rear neighbours, this home delivers the ultimate in privacy, peace, and a front-row seat to nature's beauty. Whether it's sunrise reflections on the water or birdsong at dusk, this is truly a nature lover's paradise. As you step inside, you'll be greeted by a grand foyer with soaring ceilings that lead into a thoughtfully designed, open-concept main floor--ideal for both relaxed family living and elegant entertaining. The chef-inspired kitchen boasts granite countertops, a large central island, built-in stainless steel appliances, and a gas cooktop, all framed by large windows that perfectly capture the serene wetland views. From the dining area, step out onto the spacious upper deck to take in panoramic vistas of the pond and surrounding greenery. Watch herons glide over the water or enjoy your morning coffee in peaceful solitude. With direct access to Mahogany's extensive wetland walking trails (which span nearly 22 km of pathways), outdoor adventure and relaxation are just steps away. Upstairs, you'll find a bright bonus room with a door--ideal as a media room, playroom, or a potential fourth bedroom. The three spacious bedrooms each come with walk-in closets, including a stunning primary suite featuring gorgeous wetland views, a spa-like ensuite with a soaker tub, dual vanities, and a spacious walk-in closet. The professionally finished walkout basement is a standout feature, designed with increased ceiling height to nearly 9 feet, adding openness and comfort to this already generous space. It includes a large family room, a den perfect for a home office or gym, a full 4-piece ba...

- Bedroom 14.25 Ft x 13.58 Ft
- Bedroom 14.42 Ft x 9.50 Ft
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- 5pc Bathroom 12.92 Ft x 12.42 Ft
- 4pc Bathroom 9.50 Ft x 5.50 Ft
- Bonus Room 13.92 Ft x 13.75 Ft

- Kitchen 11.42 Ft x 3.83 Ft
- Den 11.33 Ft x 9.67 Ft
- 3pc Bathroom 12.00 Ft x 4.83 Ft
- Living room 16.50 Ft x 13.92 Ft
- Kitchen 15.08 Ft x 11.33 Ft
- Dining room 13.50 Ft x 12.00 Ft

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Listing Presented By:



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Family room 17.25 Ft x 13.25 Ft

2pc Bathroom 4.92 Ft x 4.58 Ft