



95 Marquis Crescent Calgary Alberta

\$1,169,900

Experience LAKESIDE LIVING in sought-after Mahogany. This beautifully upgraded detached family home BACKS ONTO THE WETLANDS and effortlessly blends comfort with modern sophistication, offering the ultimate retreat for growing families. Stamped concrete steps lead you down to the south facing backyard that is finished with added trees and beautiful landscaping. Also includes OUTDOOR HOT WATER TAP perfect for filling the kids pool with! Enjoy the PANORAMIC WATER VIEWS from your oversized upper deck perfect for taking in the morning sunrise. Step inside to discover all the elevated features this unique home has to offer. Beginning with an inviting open floor plan, this home has soaring 9 FOOT CEILINGS ON ALL LEVELS, with huge additional windows that bathe the home in natural light. The main floor features IMPORTED ITALIAN WOOD GRAIN TILES that set the stage for both elegance and durability throughout the main level. The must see chef's dream GOURMET KITCHEN features gleaming GRANITE COUNTERTOPS, professional-grade STAINLESS STEEL appliances, an expansive CENTRAL ISLAND with seating, and custom cabinetry -- perfect for gourmet creations and family gatherings. Completing the main floor is an expansive formal dining area, Powder room, and Luxurious Living room complete with BUILT IN FIREPLACE. Off the dining space is the entrance to the MASSIVE BALCONY with stunning views of Mahogany WETLANDS and walking paths. The Upper level showcases a master retreat fit for royalty with dramatic DROP-DOWN CEILINGS and abundant space for your king-sized bed as well as a spa-inspired ensuite with 14 foot ceilings! The ensuite includes a SOAKER TUB, His/Hers sinks, a sit down make up area, and separate shower with floor to ceiling tiles. Completing the upper floor are the 2 spacious bedrooms opposite the central family room, a full 4 pce bathroom, linen closet and designated laundry r...

Primary Bedroom 17.08 Ft x 16.42 Ft

5pc Bathroom 10.17 Ft x 14.33 Ft

Other 7.00 Ft x 7.17 Ft

Laundry room 5.25 Ft x 6.83 Ft

Family room 14.25 Ft x 19.92 Ft

Storage 6.50 Ft x 16.50 Ft

Exercise room 32.67 Ft x 25.83 Ft

Other 7.50 Ft x 9.67 Ft

Kitchen 11.42 Ft x 14.92 Ft

Dining room 12.08 Ft x 13.08 Ft

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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

Bedroom 10.08 Ft x 11.08 Ft
4pc Bathroom 8.33 Ft x 6.00 Ft
Bedroom 10.08 Ft x 11.17 Ft
Furnace 8.58 Ft x 11.00 Ft

2pc Bathroom 2.92 Ft x 7.50 Ft
Living room 17.42 Ft x 14.92 Ft
Other 8.25 Ft x 6.50 Ft
Other 9.67 Ft x 27.92 Ft