

\$1,688,800 - 128 Marquis View Se, Calgary

MLS® #A2218941

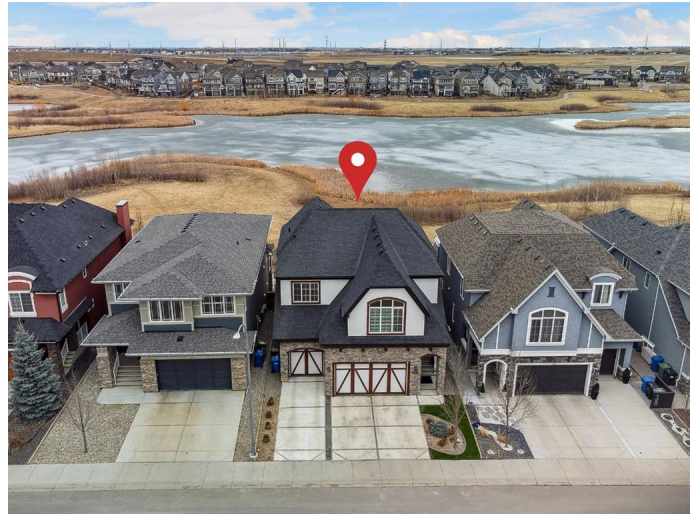
\$1,688,800

5 Bedroom, 4.00 Bathroom, 3,069 sqft

Residential on 0.11 Acres

Mahogany, Calgary, Alberta

Discover LUXURY Living in this UPGRADED EXECUTIVE Home by CALBRIDGE HOMES, offering 4,277 sq. ft. of Fully Developed Living Space, including a finished WALKOUT BASEMENT. Situated on a Premium Lot Overlooking the Mahogany Wetlands, this custom-built CASCADE "K" French Country Home features 4+1 BEDROOMS, a BONUS ROOM, & a DEN, with VIEWS & direct access to SCENIC Pathways. The curb appeal includes a TRIPLE ATTACHED GARAGE and a FULL-LENGTH DECK. A covered walkway leads to an entrance with 10-FOOT Ceilings, 8-FOOT Interior Doors, & finishes throughout. Upgraded ENGINEERED HARDWOOD flooring graces the main & upper levels, while HERRINGBONE tile accents the foyer, bathrooms, ensuite, mudroom, & laundry. Built-in speakers enhance the ambiance. The Chef's Kitchen features a QUARTZ ISLAND with built-in storage, full-Height Cabinetry, a tile backsplash, under-Cabinet Lighting, & a KITCHEN-AID Stainless Steel Appliance package, including a 6-BURNER Gas Range, box-out Range Hood, built-in wall Oven, Microwave, Refrigerator, Wine Fridge, & walk-in Butler's pantry. The dining area flows into the living room, where VAULTED ceilings with EXPOSED BEAMS & a floor-to-ceiling STONE Fireplace create a cozy ambiance. A main-floor office/den with Double French Doors provides a perfect space for work or play. Upstairs, a bright open landing leads to a large BONUS ROOM with



VAULTED ceilings, ideal for family gatherings. The Primary Suite offers VIEWS & an ENSUITE with a double QUARTZ Vanity, custom-tiled Standing Shower with Bench, Soaker Tub, dual SKYLIGHTS, & a Walk-In closet with built-in cabinetry. There are 3 additional large bedrooms, all with Walk-In closets, and a 4-piece main bathroom with a QUARTZ COUNTERTOP. The laundry room includes a folding station, sink, cabinets, & a linen closet. The Professionally Developed WALKOUT BASEMENT includes an additional bedroom, a spacious family room with a rough-in gas line, a recreation/game room, a Wet Bar with a QUARTZ ISLAND, a Wine Cellar, a 4-piece bathroom, a gym area, extra storage, & a separate laundry room. This home is equipped with TWO High-Efficiency Furnaces, TWO Humidifiers, a 60-Gallon HWT, a Kinetico Water System, a Vacuum System with all Attachments, CENTRAL AIR CONDITIONING, & Gas BBQ hookups on both the MAIN Deck & Basement PATIO. The oversized TRIPLE ATTACHED GARAGE is fully Insulated, Drywalled, & Freshly Painted, featuring Hot & Cold Water Taps, additional gas line rough-in & outlet for a future heated garage, & ample extra storage space. The LOW-MAINTENANCE backyard with over \$80,000 invested in landscaping, features a Concrete and Interlock Stone Patio, covered lower Patio, Stone Walkways, & a fully fenced, private setting. Living in Mahogany means enjoying year-round outdoor activities, just a few minutes walk to Mahogany Beach Club, stand-up paddle boarding, kayaking in the summer to skating & exploring endless pathways in the winter. Schedule your private showing today & experience the unmatched luxury & convenience.

Built in 2016

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2218941 |
| Price | \$1,688,800 |
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 3,069 |
| Acres | 0.11 |
| Year Built | 2016 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 128 Marquis View Se |
| Subdivision | Mahogany |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3M2H4 |

Amenities

| | |
|----------------|---|
| Amenities | Beach Access, Boating, Clubhouse, Park, Playground, Racquet Courts, Recreation Facilities |
| Parking Spaces | 7 |
| Parking | Concrete Driveway, Garage Door Opener, Garage Faces Front, Insulated, Oversized, Triple Garage Attached |
| # of Garages | 3 |
| Waterfront | Pond, Lake, Lake Privileges |

Interior

| | |
|-------------------|--|
| Interior Features | Bar, Beamed Ceilings, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound |
| Appliances | Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Humidifier, Microwave, Washer, Washer/Dryer, Window Coverings |

| | |
|-----------------|---|
| Heating | High Efficiency, Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room, Mantle, Stone, Glass Doors, Raised Hearth |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|--|
| Exterior Features | Balcony, BBQ gas line, Private Entrance, Private Yard |
| Lot Description | Back Yard, Backs on to Park/Green Space, Conservation, Environmental Reserve, Front Yard, Greenbelt, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Open Lot, Private, Rectangular Lot, Street Lighting, Views, Wetlands |
| Roof | Asphalt Shingle |
| Construction | Stone, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

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|----------------|---------------|
| Date Listed | May 8th, 2025 |
| Days on Market | 4 |
| Zoning | R-G |
| HOA Fees | 590 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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