

\$1,003,000 - 309 Marquis Landing Se, Calgary

MLS® #A2188796

\$1,003,000

6 Bedroom, 4.00 Bathroom, 2,475 sqft
Residential on 0.14 Acres

Mahogany, Calgary, Alberta

WELCOME TO YOUR NEW DREAM HOME!
(OPEN HOUSE SUNDAY MARCH 16
1:00-3:00 PM)

Your dream home is located in the coveted, family-friendly community of Mahogany Lake. This stunning, move-in-ready luxury home offers an impressive 3,600 square feet of exceptional living space, blending comfort, style, and functionality.

MAIN FLOOR ELEGANCE:

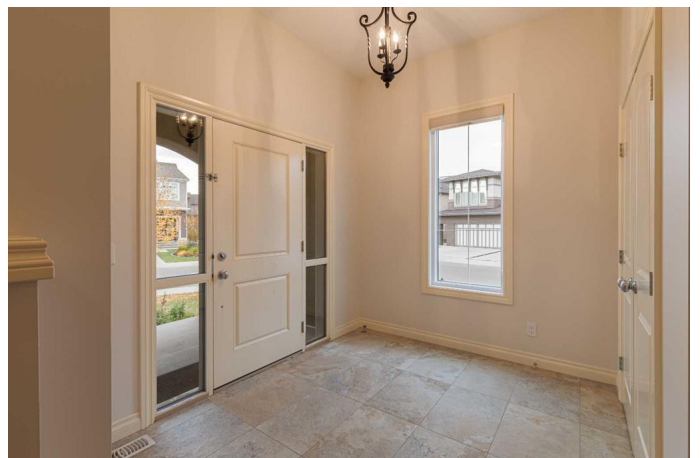
Step into an inviting open-concept layout, accentuated by 9 ft ceilings, gleaming hardwood floors, and fresh décor paint. Natural light pours into the spacious living and dining areas, perfect for hosting family and friends. The gourmet kitchen is a chef's paradise, featuring a large granite island, stainless steel appliances, custom ceiling-height cabinetry, and a walk-in pantry. A dedicated home office and a convenient guest bathroom complete the main level.

RELAX AND RECHARGE:

The luxurious primary suite is your private retreat, with ample space for a king-sized bed, a walk-in closet, and a spa-inspired 5-piece ensuite. Unwind in the soaking tub or the separate glass shower, complemented by a private water closet.

ROOM FOR THE WHOLE FAMILY:

Three additional upstairs bedrooms, all fitting queen-sized beds, offer the perfect setup for family living. A bonus room invites cozy movie nights, while the separate laundry room adds convenience.



BASEMENT BLISS:

The fully finished basement extends your living space with a spacious family room featuring a wet bar, two additional bedrooms, and a full 4-piece bathroom. An extra washer/dryer hookup in the storage room makes multi-generational living a breeze.

OUTDOOR AND GARAGE FEATURES:

Keep your vehicles protected in the triple garage, complete with a tandem space and EV rough-in ready to connect. The large backyard is perfect for kids, and the year-round amenities of Mahogany Lake with summer swimming and winter skating.

PRIME LOCATION:

Situated close to top-rated schools and offering easy access to Stoney Trail, this home combines luxury with convenience.

Don't miss this rare opportunity to own a breathtaking home in one of the city's most sought-after communities. Contact your favorite realtor to book your private tour today!

Built in 2016

Essential Information

MLS® #	A2188796
Price	\$1,003,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,475
Acres	0.14
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	309 Marquis Landing Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2H4

Amenities

Amenities	None
Parking Spaces	5
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	High Ceilings, Kitchen Island, Quartz Counters, Soaking Tub, Walk-In Closet(s), Low Flow Plumbing Fixtures, See Remarks
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Corner Lot, Cul-De-Sac, Front Yard, Landscaped, See Remarks, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 23rd, 2025
Days on Market	50
Zoning	R-1

HOA Fees 570
HOA Fees Freq. ANN

Listing Details

Listing Office Royal LePage Benchmark

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.