$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.
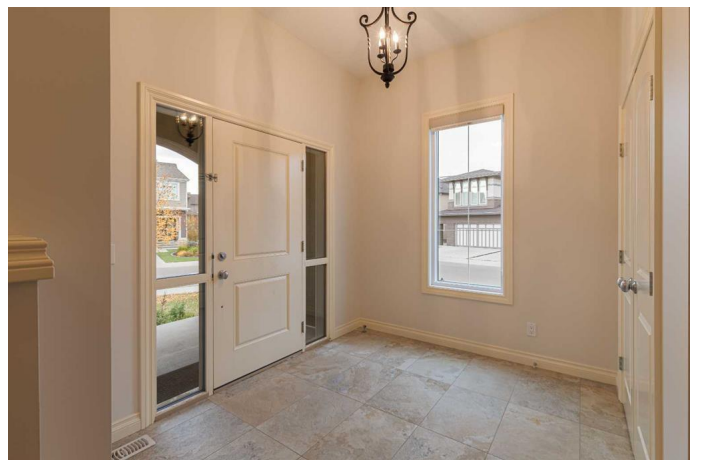
MAIN FLOOR ELEGANCE:
Step into an inviting open-concept layout, accentuated by 9 ft ceilings, gleaming hardwood floors, and fresh dÃ©cor paint. Natural light pours into the spacious living and dining areas, perfect for hosting family and friends. The gourmet kitchen is a chefâ€™s paradise, featuring 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.

Donâ€™t miss this rare opportunity to own a breathtaking home in one of the cityâ€™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	49
Zoning	R-1

HOA Fees	570
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark