

# \$1,799,800 - 128 Marquis View Se, Calgary

MLS® #A2206064

**\$1,799,800**

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 and 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, from beach days, 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 & lifestyle Mahogany has to offer.

Built in 2016

## **Essential Information**

MLS® #	A2206064
Price	\$1,799,800
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), Microwave, Washer, Washer/Dryer, Window Coverings, Humidifier

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, Front Yard, Greenbelt, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Private, Rectangular Lot, Street Lighting, Views, Conservation, Environmental Reserve, Open Lot, Wetlands
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 28th, 2025
Days on Market	22
Zoning	R-G
HOA Fees	590
HOA Fees Freq.	ANN

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.