



GRASSROOTS

REALTY GROUP

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**55 Marquis Green SE
Calgary, Alberta**

MLS # A2296737



\$1,075,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,562 sq.ft.	Age:	2013 (13 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Bookcases, Built-in Features, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Tray Ceiling(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	Video Surveillance/Security System, Projector & Screen (as-is, projector needs light bulb), Shed, pergola		

****OPEN HOUSE! SATURDAY MAY 2, 2:00-4:00**** This spectacular property has it all! Incredible location, enormous pie lot, and exquisite finishes throughout. This is a one-of-a-kind home located in the highly desirable community of Mahogany. Tucked onto a quiet pie-shaped lot of over 7,500 sq ft, this property offers a level of space and privacy that sets it apart. The backyard is fully built out to be used and enjoyed — composite deck, stone patio, pergola, hot tub area, a cozy firepit space, and still plenty of room for kids and pets to play! There’s a large gravel RV pad off the paved alley with 120 volt AC & a 30-amp connection. You also have a walking path just behind the home, making it easy to get to the lake, ponds, dog park, or shopping centre. Inside, the home opens into a bright, elegant space where every detail has been carefully considered. The kitchen is a true centrepiece, finished with quartz countertops, extended cabinetry, and a full stainless steel appliance package including a gas range, wall oven, and built-in microwave. The oversized island, complete with a built-in wine rack, anchors the space and transitions seamlessly into the dining area and living room. Here you’ll find a beautiful custom fireplace, gorgeous shiplap ceiling throughout, and extensive built-ins creating a polished, high-end vibe, while still feeling warm and inviting. The main floor continues with a fully enclosed office featuring dual built-in workstations, creating a clean and functional workspace. You’ll also love the custom mudroom locker and storage area, which leads directly into the spacious walk-through pantry! Upstairs, the primary suite is a true retreat. Vaulted ceilings add volume and natural light, while the expansive walk-in closet connects directly to the laundry room - so convenient! The ensuite is beautifully finished, featuring dual vanities with ample

counter space, a freestanding soaker tub, an oversized tiled shower, and a private water closet. The bright, central bonus room is perfect for lounging after work, or a place for kids to play and enjoy. The 2 additional bedrooms are both generous in size and complete with walk-in closets. The fully developed basement continues the same level of finish, offering two large bedrooms, a full bathroom with heated tile flooring, and a dedicated media room with projector and screen - an ideal space for movie nights or relaxing at the end of the day. Living in Mahogany means more than just owning a beautiful home. It is access to Calgary's premier lake lifestyle - private beaches, year-round recreation, extensive pathways, top-rated schools, and a vibrant urban village with restaurants, cafés, and everyday amenities just minutes away. It's a community people move into and stay in, and homes like this, on lots like this, rarely come available. Don't miss out on this one - book your showing today!