

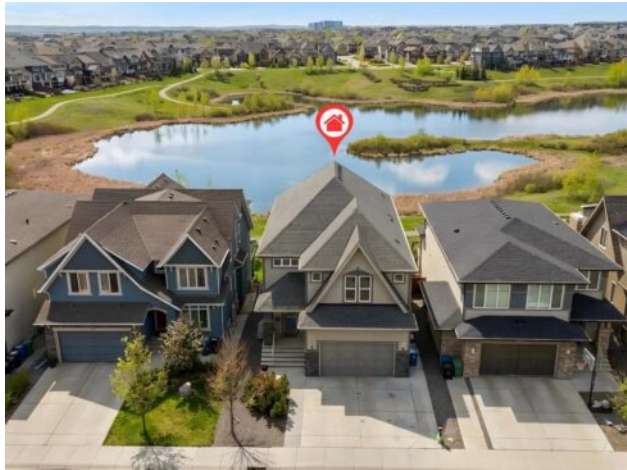


**GRASSROOTS**  
REALTY GROUP

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**121 Marquis View SE**  
**Calgary, Alberta**

**MLS # A2296944**



**\$1,349,900**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,071 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Cul-De-Sac,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s)

**Inclusions:** N/A

**BREATHTAKING VIEWS | OVER 4,300 SQ FT | SW-FACING BACKYARD BACKING ONTO WETLANDS.** Discover elevated living in this executive 5-bedroom residence, offering over 4,300 sq ft of beautifully developed space, including a fully finished WALKOUT basement with two separate entrances. Nested in a quiet cul-de-sac on the prestigious Mahogany Preserve peninsula, this exceptional home backs directly onto the Mahogany Wetlands-74 acres of breathtaking natural scenery and pathways-delivering unparalleled views and year-round natural beauty. Designed with impeccable craftsmanship and elevated by high-end finishes and 9-foot ceiling throughout, this one-of-a-kind estate also features LOW-MAINTENANCE LANDSCAPING, programmable GEMSTONE LED lighting, an OVERSIZED doubled attached HEATED garage, and an extended driveway at both ends. With two dedicated offices and a spacious bonus room, the home effortlessly balances luxury, functionality, and modern living. A grand foyer welcomes you into the open-concept main floor, where expansive windows frame stunning wetland views. The elegant living and dining areas flow seamlessly into a chef-inspired kitchen, complete with a large island and a butler's pantry for added prep and storage. A private main-floor office is ideal for working from home, while the walk-through pantry connects directly to the mudroom and garage. A powder room completes this level. Upstairs, the thoughtfully designed layout includes a luxurious primary retreat with a walk-in closet and spa-inspired ensuite. Three additional bedrooms offer ample space for family, complemented by a full bathroom, a generous bonus room, and a second office. A conveniently located upper-level laundry room adds everyday ease. Step outside to your private outdoor oasis. Enjoy breathtaking sunsets, local

wildlife, and serene wetland views from the southwest-facing backyard. Designed for low-maintenance living, the outdoor space features artificial turf, a garden, and a full-width exposed aggregate walkout patio. The screened walkout room with motorized walls and a hot tub creates the ultimate retreat. The upper deck gas hookup makes entertaining and BBQing effortless. Perfectly located, this home is just a short walk to the lake, Beach Club, playgrounds, and two elementary schools. Embrace the vibrant, year-round lifestyle Mahogany is known for&mdash;from kayaking, paddleboarding, and beach days in the summer to skating, hockey, and cozy fireside gatherings in the winter. Whether you&rsquo;re seeking four-season adventure or a low-maintenance, lock-and-leave lifestyle, this exceptional property offers the best of both worlds.