



**GRASSROOTS**

REALTY GROUP

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**248 Marquis Landing SE  
Calgary, Alberta**

**MLS # A2304221**



**\$1,299,900**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,104 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<b>Heating:</b>	In Floor, 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>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Central Air

Welcome to a standout corner lot home in the heart of Mahogany where thoughtful design meets everyday comfort and added privacy. The main floor offers a bright, open-concept layout finished with rich hardwood flooring and a spacious kitchen built for both function and style. You’ll find granite countertops, a large central island, pantry, garburator, and a full stainless steel appliance package including stove, oven, fridge, dishwasher, and microwave. The space flows seamlessly into the dining and living areas, creating the perfect setting for hosting or relaxing. A convenient 2-piece bathroom, laundry area, mudroom, and access to the triple attached front garage complete the main level. Upstairs, you’re greeted by a generous bonus/family room highlighted by tray ceilings, along with three well-sized bedrooms and a 5-piece main bathroom. The primary retreat is designed to impress, featuring a walk-in closet and a spa-like 5-piece ensuite with heated floors for added comfort. Upper-level laundry adds even more convenience. The fully finished basement extends your living space with a large rec room, an additional bedroom, a dedicated office or library, a 4-piece bathroom, utility space, and a walk-in closet. Outside, enjoy a low-maintenance lifestyle with artificial turf and exposed aggregate in both the front and backyard. The corner lot placement offers extra space, enhanced curb appeal, and more privacy. A 3-car driveway and electrical outlets under the back patio make outdoor living and entertaining effortless. With central A/C and a layout that balances luxury and practicality, this is a home that truly delivers—move-in ready and built to be enjoyed.