



**345 Marquis Landing SE  
Calgary, Alberta**

**MLS # A2305000**



**\$1,699,999**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,329 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Gazebo, Low Maintenance		

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

**Inclusions:** basement Appliances

Welcome to the desirable community of Mahogany. The Lake community of Mahogany offers its residents lake access, a beach club, sprinkler park, playgrounds, schools and shopping all within the community boundary. Ideal for families looking to enjoy every day, there are activities year-round to keep everyone engaged. This beautiful estate home features 7 Bedroom 5.5 Bathrooms with an open floor plan and high ceilings with large windows, fenced yard, double-attached garage and a walk-up basement on Cul de sac lot. The main floor is having Bedroom with an attached Bathroom and is full of natural light from expansive south-facing windows. The open-concept main floor seamlessly connects the dining room, living room, and kitchen—perfect for entertaining or keeping an eye on the family. The spacious dining area comfortably seats eight people and flows into the impressive two-story living room, highlighted by a statement chandelier and cozy gas fireplace. The bright, modern kitchen features elegant white granite countertops, a large island with bar seating, an undermount sink, and a full stainless-steel appliance package—including a gas cooktop, hood fan, built-in oven, microwave, and oversized refrigerator. Full-height cabinetry and a corner pantry provide ample storage for all your culinary needs. Up the stunning semi-spiral staircase, a generous bonus room overlooks the main living space below, offering the perfect retreat for relaxation or entertainment. The thoughtfully designed split floor plan ensures privacy in the primary suite, which overlooks the rear pathway and includes a walk-in closet and a luxurious 5-piece ensuite complete with a jetted tub, standalone shower, dual vanity, and private water closet. Three additional bright bedrooms—each with its own walk-in closet—share a well-appointed 5-piece bathroom with

dual vanities and a wall-mounted mirror. The upper-level laundry room and large linen closet add everyday convenience. The basement is (illegal development) with a 2 Bedroom living room, Kitchen and theatre room. The attached double garage is insulated and drywalled, plumbed for a gas heater, and includes a man door for easy side access—offering both comfort and functionality year-round.