



**49 Marquis Grove SE
Calgary, Alberta**

MLS # A2306452



\$869,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,331 sq.ft.	Age:	2013 (13 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s)

Inclusions: Chair lift can stay or go. TV Mounts, TV negotiable. Basement Appliances: Dishwasher, Refrigerator, Stove, Microwave Hoodfan, Washer/Dryer

Welcome to this spacious and inviting family home with walk out basement offering over 3200 sq ft of beautifully designed living space, perfectly suited for growing families or multi generational living in the sought after lake community of Mahogany. Set on a desirable corner lot with green space behind & pond views, this home combines comfort, functionality, and a peaceful connection to nature. The main floor welcomes you with a bright, open concept layout filled with natural light. The kitchen is the heart of the home, featuring quartz countertops, stainless steel appliances, a large central island, and plenty of space to gather. The dining area flows seamlessly into the cozy living room, complete with a gas fireplace and large windows overlooking the green space. A mudroom, convenient 2 piece bathroom, and access to the double attached garage complete this level. Upstairs, you will find a thoughtfully designed layout with room for everyone. The primary suite offers a relaxing retreat with a spacious walk in closet and a stunning 5 piece ensuite featuring dual sinks, a soaker tub, and a separate shower. Three additional bedrooms, a full bathroom, and an upper floor laundry room provide both comfort and convenience for everyday living. The fully finished walkout basement adds incredible flexibility, complete with its own kitchen, recreation room, bedroom, and 3 piece bathroom, ideal for extended family, guests, or an illegal suite setup. With direct access to the backyard and a covered patio, this space offers both privacy and functionality. Enjoy being just steps from walking paths, surrounded by nearby schools, and part of a vibrant lake community. Residents of Mahogany Association have access to incredible amenities including the lake, beaches, parks, playgrounds, and year round activities for all ages. With five bedrooms, multiple living areas, and a layout

designed to adapt to your lifestyle, this home truly stands out. Don't miss your chance to make this exceptional home yours!