



GRASSROOTS
REALTY GROUP

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**99 Marquis Cove SE
Calgary, Alberta**

MLS # A2307254



\$999,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,479 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, Close to Clubhouse, Landscaped, Low Maint		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, Pantry, Quartz Counters, Separate Entrance		

Inclusions: N/A

Tucked away in one of Mahogany's most desirable pockets, this beautifully appointed WALKOUT HOME offers over 3,400 SQ. FT. OF ELEVATED LIVING with NO REAR NEIGHBOURS and an oversized lot. Quietly positioned steps from the wetlands and moments from the lake, this is a rare blend of privacy, prestige, and lifestyle. Designed for elegant everyday living, the main level showcases soaring ceilings, expansive windows, NEW LUXURY VINYL PLANK FLOORING (2025), and a statement fireplace anchoring the living space. The chef-inspired kitchen is beautifully appointed with granite surfaces, premium stainless steel appliances, built-in wall oven, a gas cooktop, BRAND NEW CHIMNEY HOOD FAN AND DISHWASHER (2026), a walk-in pantry, and a generous island designed for effortless entertaining. Upstairs, a spacious bonus room and three well-proportioned bedrooms provide thoughtful separation for family living. The primary suite overlooks the rear green space and features a walk-in dressing room along with a spa-inspired FIVE-PIECE ENSUITE complete with dual vanities and a deep soaker tub. BRAND NEW CARPET (2026) adds fresh comfort throughout the upper level and basement bedrooms. The fully developed walkout lower level adds tremendous versatility with a private TWO-BEDROOM ILLEGAL SUITE, ideal for extended family, guests, nanny quarters, or additional flexibility. As a resident of Mahogany, you enjoy exclusive access to one of Calgary's premier lake communities, featuring private beaches, tennis courts, clubhouse amenities, boutique shopping, dining, schools, and miles of scenic pathways—a truly distinguished offering in an award-winning community.