



**GRASSROOTS**

REALTY GROUP

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**369 Marquis Landing SE  
Calgary, Alberta**

**MLS # A2308089**



**\$1,250,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,546 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Lake, Rectangular Lot, Underground Sprinklers		

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

**Features:** Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** built-in speakers, hot tub

| Luxury | Comfort | Warmth | Located in the highly desirable community of Mahogany, this beautifully designed walk-out bungalow combines luxury, comfort, and effortless everyday living. Backing onto the Mahogany Wetlands with a sunny WEST BACKYARD, this home offers peaceful views, exceptional privacy, and a bright, welcoming atmosphere throughout. Inside, soaring 10-FOOT CEILINGS AND LARGE WINDOWS create an open, airy feel FILLED WITH NATURAL LIGHT. The thoughtfully designed open-concept layout is ideal for both entertaining and daily living, while rich dark-stained millwork and durable laminate flooring add warmth, elegance, and practicality to the main level. The kitchen is the heart of the home, seamlessly connecting the living and dining areas for easy conversation and gatherings. TIMELESS SHAKER-STYLE CABINETRY, granite countertops, stainless steel appliances, and generous storage make this space both stylish and functional. Whether preparing meals or hosting guests, the layout is designed to bring people together. The living room is anchored by a cozy gas fireplace, creating the perfect place to relax while enjoying beautiful wetland views through large sun-filled windows. The SPACIOUS PRIMARY RETREAT offers a peaceful escape with soft low-pile carpet and an electric window awning for added comfort during sunny afternoons. The luxurious ensuite features tile flooring, a TILED SHOWER, a deep FREE-STANDING TUB, DUAL VANITIES, and walk-in closet, creating a spa-inspired atmosphere. Additional conveniences on the main floor include a TILED LAUNDRY ROOM and CENTRAL AIR CONDITIONING for year-round comfort. The FULLY DEVELOPED WALK-OUT BASEMENT continues the home's bright and spacious feel with impressive 9-foot ceilings, two large bedrooms, and a

full four-piece bathroom ideal for family or guests. A large family and ENTERTAINMENT AREA WITH WET BAR creates the perfect setting for movie nights, gatherings, or casual evenings at home. Outdoor living is equally impressive with a low-maintenance vinyl deck overlooking the peaceful wetlands. The walk-out design blends the indoor and outdoor spaces, allowing you to fully enjoy the home's exceptional setting. Completing the property is an over-height double attached GARAGE WITH REMARKABLE 14-FOOT CEILINGS AND AN 8-FOOT-HIGH GARAGE DOOR, offering flexibility for larger vehicles, storage, or workshop space. This exceptional bungalow offers the perfect balance of elegant design, functional living, and an unbeatable location in one of Calgary's premier lake communities. Don't miss your chance to own this rare, spacious home in a family-friendly location. Book your private showing today!