



148 Marquis View SE
Calgary, Alberta

MLS # A2314744



\$1,299,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,852 sq.ft.	Age:	2017 (9 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Driveway, Quad or More Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Environmental Res		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Skylight(s), Walk-In Closet(s)

Inclusions: Home theater, Security camera

Views! Views Views! Situated perfectly back into the MAHOGANY WETLANDS is this outstanding Mahogany residence, offering unblocking views that encompass the entire pond & park area. Featuring almost 4,000 square feet of well appointed living space, this exquisite home offers 4 bedrooms plus office on upper level, 2 more bedrooms downstairs and a main floor den. Stepping into the entrance, you'll be enveloped by an open-concept design that includes a den, dining room, cozy family room and a custom-crafted kitchen with granite counters, island and a walk through pantry – while being graced by breathtaking views from every angle. The impeccable open to above 18 foot ceilings combined with a rock facing fireplace and crystal chandelier lighting offers airy atmosphere and highlights the whole main floor . Upper level hosts spacious primary suite with a spa like ensuite, walk-in closet and 3 windows that unveils unobstructed panoramas and gorgeous greenery views. Three more bedrooms (one with double doors), 5 pcs main bathroom, open den/office & a laundry room completes this floor. The lower walk-out basement has been thoughtfully designed and features a huge recreation/games room, 5th bedroom, full bath, utility room and a great space for HOME THEATER. Enjoy the maintenance free, private backyard oasis completed with patio and a gate to step out to the WETLANDS! Value plus triple garage accessible from the mud room of main floor. First owners have been upgrades a lot at the time of building it including A/C, water softener, radon reduction system, central humidifiers, upper floor skylight, garage 240V/40AMP power plug (roughed-in), POE (Power over ethernet) out door surveillance camera system, and backyard landscaping. Marquis View is renowned as one of the most iconic street in the award winning community of

Mahogany which combines wetlands views along with the luxury, and exclusivity that this prestigious address offers. Call today to view!