



GRASSROOTS
REALTY GROUP

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119 Marquis Grove SE
Calgary, Alberta

MLS # A2322675



\$1,300,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,623 sq.ft.	Age:	2012 (14 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		
Inclusions:	TV Brackets, Bonus Room TV Cabinet		

Situated on a quiet street in the award-winning lake community of Mahogany and backing directly onto the scenic wetlands pathway system, this extensively upgraded Jayman-built home offers over 3600 SQ FT of beautifully finished living space. Featuring 6 BEDROOMS and thoughtfully designed living areas throughout, this exceptional property combines luxury, comfort, and functionality for modern family living. Proudly maintained by its original owners, the home showcases exceptional pride of ownership and a long list of carefully selected upgrades. In 2022, a major renovation elevated the home's style with refinished hardwood flooring, new baseboards, fresh paint, updated lighting throughout, upgraded black hardware, an expanded kitchen cabinetry layout, designer tile backsplash, and a striking feature hood fan. The chef-inspired kitchen is the heart of the home and features granite countertops, abundant cabinetry, a large central island, built-in wall oven, cooktop, and an inviting dining area overlooking the beautifully landscaped backyard and wetlands beyond. In 2025, the refrigerator, wall oven, and cooktop were replaced with brand-new appliances, while two new hot water tanks were also installed for added peace of mind. Large windows fill the main floor with natural light, creating a warm and welcoming atmosphere while showcasing the stunning natural surroundings. The open-concept layout is ideal for both everyday living and entertaining. Upstairs, a spacious bonus room provides the perfect gathering space for family and friends, while generously sized bedrooms offer comfort and flexibility for growing families. A dedicated home office creates an ideal work-from-home environment. The luxurious primary suite serves as a private retreat and features a fully renovated spa-inspired ensuite completed in 2022 with a freestanding soaker tub, glass-enclosed

shower, elegant tile flooring, updated fixtures, and a new toilet. The powder room was also refreshed with updated lighting, mirror, and fixtures. The fully developed basement expands the home's versatility with additional bedrooms, a full bathroom, and spacious recreation areas perfect for a media room, home gym, games area, or guest accommodations. Throughout the home, custom California Closets provide premium organization and exceptional storage solutions. Outside, the professionally landscaped backyard offers a private outdoor retreat with direct access to the extensive pathway network and protected wetlands. Whether relaxing on the patio, entertaining guests, or enjoying an evening walk, the connection to nature creates a truly special setting. Permanent Gemstone exterior lighting enhances curb appeal and provides year-round ambiance. Living in Mahogany means enjoying one of Calgary's premier lake communities. Enjoy summers at the lake and explore extensive pathways! Book a showing today and grow your family in Mahogany!