



GRASSROOTS
REALTY GROUP

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248 Marquis Landing SE
Calgary, Alberta

MLS # A2325344



\$1,199,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,104 sq.ft.	Age:	2015 (11 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
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Welcome to a standout corner lot home in the heart of Mahogany where thoughtful design meets everyday comfort and added privacy. The main floor offers a bright, open-concept layout finished with rich hardwood flooring and a spacious kitchen built for both function and style. You’ll find granite countertops, a large central island, pantry, garburator, and a full stainless steel appliance package including stove, oven, fridge, dishwasher, and microwave. The space flows seamlessly into the dining and living areas, creating the perfect setting for hosting or relaxing. A convenient 2-piece bathroom, laundry area, mudroom, and access to the triple attached front garage complete the main level. Upstairs, you’re greeted by a generous bonus/family room highlighted by tray ceilings, along with three well-sized bedrooms and a 5-piece main bathroom. The primary retreat is designed to impress, featuring a walk-in closet and a spa-like 5-piece ensuite with heated floors for added comfort. Upper-level laundry adds even more convenience. The fully finished basement extends your living space with a large rec room, an additional bedroom, a dedicated office or library, a 4-piece bathroom, utility space, and a walk-in closet. Outside, enjoy a low-maintenance lifestyle with artificial turf and exposed aggregate in both the front and backyard. The corner lot placement offers extra space, enhanced curb appeal, and more privacy. A 3-car driveway and electrical outlets under the back patio make outdoor living and entertaining effortless. With central A/C and a layout that balances luxury and practicality, this is a home that truly delivers—move-in ready and built to be enjoyed.