



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

381 Marquis Landing SE
Calgary, Alberta

MLS # A2330681



\$1,100,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,843 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Driveway, Garage Faces Front, Heated Garage, Tandem, Triple Garage Attac		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Landscaped, Low Maintenance Landscap		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Skylight(s), Soaking Tub, Storage, Tray Ceiling(s), Walk-In Closet(s)		
Inclusions:	Garage Heater, Security Cameras		

Welcome to this extraordinary two-storey home on a prime corner lot in Calgary's premier lake community of Mahogany. Offering 2,842 square feet of meticulously planned living space, this residence seamlessly blends sophisticated design, high-end functionality, and modern technology. From the moment you step inside, the sense of space and quality is undeniable. A grand main floor foyer featuring a dedicated walk-in closet sets an inviting tone, alongside a versatile main floor office perfect for working from home. At the core of the residence is an expansive open-concept living area and gourmet kitchen designed for grand entertaining and effortless daily family life. The kitchen is a chef's dream, anchored by an impressive central island, full-height cabinetry, quartz countertops, a pot filler, an induction cooktop, and built-in wall ovens. Tucked discreetly away, a butler's pantry delivers additional counter space and storage to keep your prep work out of sight. Adjacent to the kitchen, the bright dining area opens directly through sliding doors to a large west-facing deck, perfect for soaking in long summer evenings and outdoor entertaining. Complete with prewired outdoor speakers, the deck offers seamless indoor-outdoor living. Completing the main level is a functional mudroom equipped with its own second walk-in closet, keeping busy households beautifully organized. Upstairs, you will find 4 spacious bedrooms along with a dedicated sunken bonus room, upgraded with soundproofing in the walls to create the ultimate setting for movie nights and family relaxation. The primary suite serves as a true sanctuary, featuring a massive walk-in closet and a lavish five-piece ensuite bath equipped with cozy in-floor heating, a freestanding soaking tub, glass shower, and a bright skylight that floods the space with natural light. Three additional bedrooms offer flexibility for

growing families, while a dedicated upper laundry room complete with a sink and in-floor heating adds everyday convenience. Below, the partially finished sunshine basement benefits from oversized windows that capture abundant natural light, providing a bright, highly functional footprint ready to adapt to your lifestyle. This home is packed with extensive structural and lifestyle upgrades. Outside, enjoy low-maintenance living with professionally installed artificial turf, a dedicated dog run, and a smart irrigation system. Key comfort features include central A/C, central vacuum with convenient toe kicks, internet wiring routed to every room including the garage, integrated security cameras, and prewired speakers in the kitchen, ensuite, and deck. Mechanics & hobbyists will love the fully loaded and heated garage, which boasts an insulated floor/walls, floor drain for easy snow melt & car washing, an EV charger outlet, and hot & cold water lines paired with a mop basin that doubles as a pet washing station. Enjoy modern luxury, exceptional convenience, and year-round resort-style amenities. View today!