



GRASSROOTS
REALTY GROUP

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188 Marquis Grove SE
Calgary, Alberta

MLS # A2331322

\$915,000



No Photo Available

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,574 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached, Insulated, Oversized, Plug-In		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Level, No Back Lane, Rectangular Lot, See R		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Projection screen

Welcome to this beautifully maintained, fully developed lake community home offering incredible water views, 4 bedrooms, and 3.5 bathrooms. From the moment you arrive, you'll appreciate the pride of ownership and thoughtful design that make this home truly stand out. The bright, open-concept main floor is filled with natural light thanks to a stunning wall of windows overlooking the backyard. The spacious living room is anchored by a cozy fireplace, creating the perfect place to relax or gather with family and friends. The kitchen is both stylish and functional, featuring full-height white cabinetry, quartz countertops, upgraded stainless steel appliances, and plenty of workspace for everyday living or entertaining. Upstairs, the spacious primary retreat is a true escape with soaring vaulted ceilings, gorgeous lake views, a luxurious 5-piece spa-inspired ensuite, and an impressive walk-in closet. Two additional bedrooms, a full bathroom, a generous bonus room, and a separate den provide plenty of space for a growing family, working from home, or simply spreading out. The fully finished basement adds even more living space with a fantastic recreation and theatre area, an eye-catching stone feature bar that's perfect for entertaining, a fourth bedroom, a full 4-piece bathroom, and plenty of storage. Step outside to your own private backyard oasis. The beautifully landscaped yard is surrounded by mature trees and shrubs and features a large deck that's ideal for summer barbecues, morning coffee, or simply unwinding at the end of the day. Additional features include an oversized double garage, central air conditioning, 9-foot ceilings, high-end laminate flooring, and countless thoughtful upgrades throughout. Perfectly situated across from green space, a nature preserve, and scenic walking paths, this exceptional home offers the ideal combination of

comfort, style, and location. This is one you won't want to miss!