



GRASSROOTS
REALTY GROUP

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119 Marquis Grove SE
Calgary, Alberta

MLS # A2333569



\$1,249,000

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 AND PATHWAY SYSTEM, this extensively upgraded Jayman-built home offers OVER 3,600 SQ FT OF BEAUTIFULLY FINISHED LIVING SPACE. Featuring thoughtfully designed spaces throughout, this exceptional home blends luxury, comfort, and functionality. Meticulously maintained by its original owners, it reflects exceptional pride of ownership and an impressive collection of upgrades. A substantial renovation completed in 2022 transformed the interior with REFINISHED HARDWOOD FLOORING, NEW BASEBOARDS, FRESH PAINT, UPDATED LIGHTING, MODERN BLACK HARDWARE, and extensive kitchen enhancements. The chef-inspired kitchen features expanded cabinetry, a designer tile backsplash, feature hood fan, GRANITE COUNTERTOPS, large central island, built-in wall oven, and cooktop. The refrigerator, wall oven, and cooktop were replaced in 2025, along with TWO NEW HOT WATER TANKS. Large windows fill the main floor with natural light while capturing beautiful views of the landscaped backyard and wetlands beyond. Upstairs, a SPACIOUS BONUS ROOM provides an inviting gathering space, while generously sized bedrooms and a DEDICATED HOME OFFICE offer flexibility for family life. The primary bedroom is complemented by a FULLY RENOVATED SPA-INSPIRED ENSUITE completed in 2022, featuring a freestanding soaker tub, glass-enclosed shower, elegant tile flooring, and updated fixtures. The powder room was also refreshed with updated lighting, mirror, and fixtures. The FULLY DEVELOPED BASEMENT adds additional bedrooms, a full bathroom, and generous recreation space ideal for a media room, games area, gym, or guest

accommodations. CUSTOM CALIFORNIA CLOSETS throughout provide premium organization and storage. Outside, the PROFESSIONALLY LANDSCAPED BACKYARD creates a private retreat with DIRECT ACCESS TO MAHOGANY'S PATHWAY SYSTEM AND PROTECTED WETLANDS. Permanent GEMSTONE EXTERIOR LIGHTING adds year-round ambiance and curb appeal. Living in Mahogany means enjoying one of Calgary's premier lake communities, where natural beauty, recreation, and everyday convenience come together. Spend summer days at the lake, explore kilometres of pathways and wetlands, and enjoy nearby parks and amenities. This is an exceptional opportunity to grow your family and experience the lifestyle that makes Mahogany such a special place to call home.