



GRASSROOTS
REALTY GROUP

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149 Marquis View SE
Calgary, Alberta

MLS # A2345018



\$1,199,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,797 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Desert Back, Desert		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

OPEN HOUSE SUNDAY 2:00-4:00 PM | BREATHTAKING WETLAND VIEWS | OVER 3,846 SQ. FT. DEVELOPED | WALKOUT BASEMENT Welcome to 149 Marquis View SE, an extensively upgraded four-bedroom home in a quiet Mahogany cul-de-sac. Set on a southwest-facing 4,650 sq. ft. lot backing directly onto wetlands and greenspace, this exceptional property offers privacy, panoramic water views, no neighbors behind, and immediate possession. Dramatic rooflines, a covered entrance, stone accents and full stucco exterior create impressive curb appeal. Inside, oversized windows and nine-foot main-floor ceilings showcase the views, while hardwood flooring flows from the expansive foyer through the principal living spaces. The chef-inspired kitchen features quartz countertops, tall maple shaker-style cabinetry, stainless-steel appliances, recessed lighting and an oversized island with a flush eating bar and sink. A large pantry connects conveniently to the mudroom, while the breakfast nook captures even more wetland views. The family room centres around a stone-faced gas fireplace. A versatile front den provides an ideal office or flex space. Patio doors extend the living area onto the impressive 28' x 12' upper deck—perfect for dining, barbecuing and entertaining against a spectacular natural backdrop. Upstairs are three generous bedrooms, a laundry room with storage and an exceptional 18'11" x 17'8" bonus room. The primary retreat enjoys sweeping wetland views and includes a custom walk-in closet and luxurious five-piece ensuite with dual sinks, oversized glass-enclosed shower, deep soaker tub and private water closet. The fully developed walkout basement adds a spacious 29'9" x 16'7" games room, fourth bedroom with walk-in closet, four-piece bathroom and excellent utility-room storage. Step outside to the 32' x 15' covered concrete

patio and beautifully landscaped backyard. The low-maintenance, desert-inspired design includes walkways, trees and shrubs, creating an inviting outdoor setting without sacrificing the extraordinary view. Additional highlights include an oversized insulated double attached garage, full concrete driveway, upper-floor laundry, high ceilings, built-in oven, window coverings and Mahogany Lake privileges. Enjoy convenient access to the resident clubhouse, parks, playgrounds, schools, shopping and recreation. This is a rare opportunity to own a fully developed walkout home in one of Mahogany's most scenic settings. Contact your REALTOR® today to arrange a private viewing!