

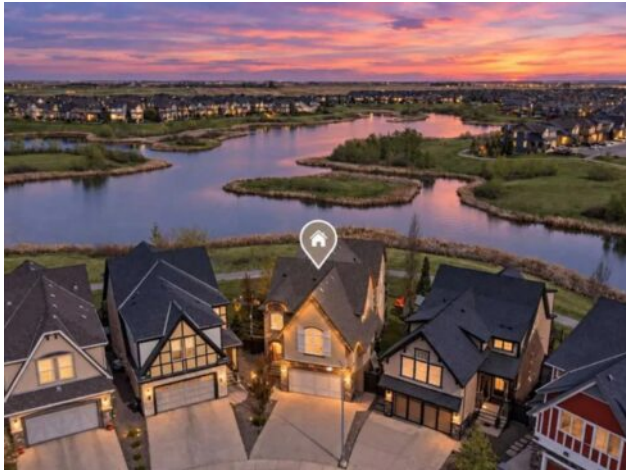


GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

127 Marquis Grove SE
Calgary, Alberta

MLS # A2345347



\$1,175,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,729 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape, N		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Laminate Counters, Recessed Lighting, Stone Counters, Storage, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Central Air Conditioner x 2, TV Mounts, Storage Shed in Backyard, 8-Person Dining Table (Negotiable)

****OPEN HOUSE: Sunday, September 20th from 1-3pm**** Welcome to this stunning, AIR-CONDITIONED custom home situated on an OVERSIZED PIE-SHAPED LOT backing directly onto the beautiful Mahogany wetlands, where the expansive rear yard widens to create exceptional privacy from neighbouring homes, while enjoying NO REAR NEIGHBOURS and direct access to the community's extensive pathway system. Offering over 3500sf of developed living space across THREE FINISHED LEVELS, this exceptional property combines privacy, space, and an unbeatable location. Recent updates include R50 insulation, new carpets, and FRESHLY PAINTED WHITE CABINETRY throughout, giving the home a bright, fresh, and timeless feel. From the moment you arrive, the charming stucco and stone exterior, steep rooflines, white shutters, and GEMSTONE LIGHTING on the front and rear of the home create incredible curb appeal. Inside, you're welcomed by a spacious foyer and elegant FORMAL DINING ROOM, perfect for hosting family and friends. The chef-inspired kitchen features quartz countertops, abundant storage, a WALK THROUGH PANTRY, stainless steel appliances, and a gas stove. The bright dining nook overlooks the wetlands, while the sun-filled living room showcases a beautiful stone feature wall with a TWO-SIDED GAS FIREPLACE shared with the dining room. Patio doors lead to the expansive upper deck, an ideal place to relax or entertain while enjoying the peaceful views. A 2-piece powder room and oversized mudroom with built-in lockers complete the main level. Upstairs, the spacious primary retreat offers a unique and thoughtfully designed layout. Upon entering, elegant accent-lit steps lead into the serene bedroom and also continue up into the reading nook/home office and ensuite bathroom, creating a sense of separation and

luxury within the master suite. The spa-inspired 5-PIECE ENSUITE features DUAL VANITIES, a SOAKER TUB, STAND-UP SHOWER, and a WALK-THROUGH CLOSET WITH BUILT-INS. Two additional bedrooms share a 5-piece bathroom, while the laundry room features a sink and plenty of additional storage. A LARGE BONUS ROOM provides the perfect spot for movie nights or family time. The FULLY FINISHED WALKOUT BASEMENT includes a generous recreation room, fourth bedroom, 3-piece bathroom, and direct access to the lower rear patio. Outside, the expansive backyard offers endless possibilities for kids to play, entertaining friends and family, or creating your dream outdoor oasis, while a LARGE STORAGE SHED provides additional storage. Just beyond the back gate, you'll find Mahogany's scenic wetlands pathway system, perfect for walking, running, or biking. A short walk away, you'll find Mahogany's two private beach clubs offering swimming, paddleboarding, kayaking, and more. This exceptional home is also within walking distance of Mahogany School (CBE) and Divine Mercy Catholic School.