

# \$899,999 - 178 Marquis Point Se, Calgary

MLS® #A2204357

**\$899,999**

4 Bedroom, 4.00 Bathroom, 2,094 sqft

Residential on 0.09 Acres

Mahogany, Calgary, Alberta

Nestled in a quiet cul-de-sac and bordering the picturesque Wetlands of Mahogany, this highly upgraded 4-bedroom, 4-bathroom home offers a perfect blend of tranquility and modern living. The main floor showcases beautiful hardwood flooring, soaring 9-foot ceilings, and an abundance of natural light, creating an inviting and spacious atmosphere. The large kitchen is a chef's dream, featuring quartz countertops, ample cupboard space and a walk-through pantry. Add the dedicated coffee bar for ideal morning routines or entertaining guests. The fantastic dining area and expansive living room with a cozy gas fireplace complete this level, providing the perfect spaces for family gatherings and special occasions. Upstairs, the oversized primary bedroom is a true retreat, boasting a luxurious 5-piece ensuite with a separate shower, soaker tub, and a generous walk-in closet. The upper level is thoughtfully designed with a bonus room, perfect for movie nights or a family hangout, along with two other large bedrooms and convenient upstairs laundry. The fully finished basement offers even more space for your family, featuring an additional bedroom, a 4-piece bathroom, and a recreation room—an ideal play area for kids or a versatile space for your family's needs. This stunning home perfectly combines style, comfort, and functionality in Mahogany, one of Calgary's most desirable neighborhoods.



Built in 2012

## Essential Information

MLS® #	A2204357
Price	\$899,999
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,094
Acres	0.09
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	178 Marquis Point Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1M7

## Amenities

Amenities	Beach Access, Other, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer, Water Softener
Heating	Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Other
Lot Description	Back Yard, Cul-De-Sac, Other, See Remarks, Wetlands
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame, Composite Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 21st, 2025
Days on Market	32
Zoning	R-G
HOA Fees	570
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	eXp Realty
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