

# \$859,999 - 162 Marquis Point Se, Calgary

MLS® #A2221420

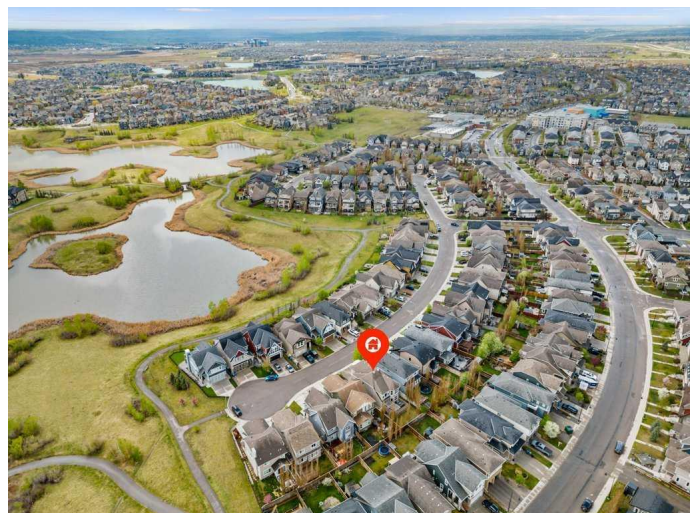
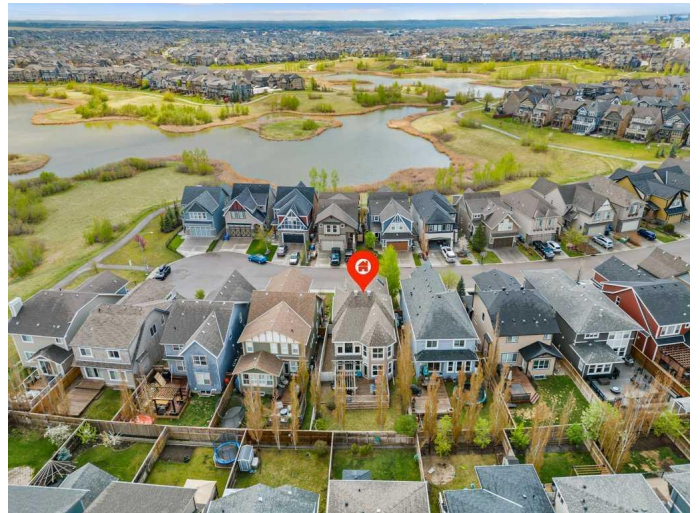
**\$859,999**

4 Bedroom, 4.00 Bathroom, 2,297 sqft

Residential on 0.10 Acres

Mahogany, Calgary, Alberta

Visit this immaculate home in a quiet cul-de-sac, just steps from the Mahogany Wetlands, and experience the dream life that Mahogany has to offer. With over 3,175 sq. ft. of beautifully developed living space, this expansive and thoughtfully designed home is ideal for entertaining and growing families alike. From the moment you enter, you're welcomed by a grand open-to-above layout with soaring 18-foot ceilings in the kitchen, family room, and living areas—flooding the home with natural light and a sense of spaciousness. The heart of the home is the gourmet kitchen, featuring double islands, a gas range, stainless steel appliances, a large double island and tons of drawers/cabinets—perfectly designed! The main floor has been fully completed with high-end finishes, a beautiful floor to ceiling dual sided fireplace, and the Kinetico water system ensures exceptional water quality throughout. Upstairs, you'll find 2 generous bedrooms, including a luxurious primary suite with a stunning ensuite that features a skylight, glass and tile shower, and a spa-like ambiance. The developed basement offers the perfect retreat for guests, teenagers, or extended family, with a large additional bedroom and spacious recreation areas. Step outside to enjoy your full-width back deck with pergola, surrounded by a beautifully tree-lined yard that offers peace and privacy. Whether you're hosting friends or simply relaxing with family, this space is made for enjoyment.



Located in Calgary's premier lake community, you'll enjoy year-round lake privileges, including skating in the winter and beach days all summer long. This is more than a home—it's a lifestyle.

Built in 2012

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2221420    |
| Price          | \$859,999   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,297       |
| Acres          | 0.10        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 162 Marquis Point Se |
| Subdivision | Mahogany             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3M 1M7              |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, High |
|-------------------|---|

|                 |   |
|-----------------|---|
| Appliances      | Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Storage Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating         | Forced Air  |
| Cooling         | Other   |
| Fireplace       | Yes   |
| # of Fireplaces | 1   |
| Fireplaces      | Gas   |
| Has Basement    | Yes   |
| Basement        | Finished, Full  |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Garden, Lighting, Private Yard  |
| Lot Description   | Back Yard, Cul-De-Sac, Landscaped, Low Maintenance Landscape, Rectangular Lot, Other, Private |
| Roof              | Asphalt Shingle   |
| Construction      | Stucco, Wood Frame, Other   |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 23             |
| Zoning         | R-G            |
| HOA Fees       | 590            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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