# **\$869,900 - 174 Marquis Point Se, Calgary**

MLS® #A2198862

## \$869,900

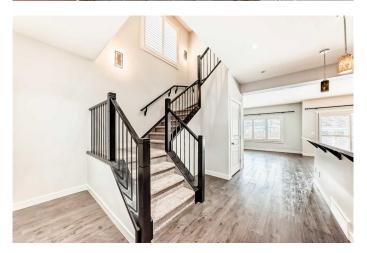
4 Bedroom, 4.00 Bathroom, 2,267 sqft Residential on 0.08 Acres

Mahogany, Calgary, Alberta

Come and explore this beautiful home, located in the highly sought-after community of Mahogany. Situated at the end of a quiet street, it's just steps away from a tranquil wetland preserveâ€"ideal for walking your dog or biking with the kids. Upon entering, you'll discover an open, inviting floor plan perfect for both family living and entertaining. The gourmet kitchen boasts quartz countertops and stainless steel appliances, while the home is equipped with a Kinetico water system filter and central A/C. The spacious living room features a gas fireplace creating an airy and welcoming atmosphere. Adjacent to the kitchen is a large dining area that leads to a sizable deck with a gas line for BBQs - perfect for family gatherings. Upstairs, you'll find three generously sized bedrooms, a cozy bonus room, a convenient office nook, and a 4-piece bathroom. The expansive primary bedroom offers a spa-like 5-piece ensuite and a large walk-in closet. The fully developed basement includes a studio/media room, a family/rec room, and a half bathroom that could easily be converted into a full bathroom. Throughout the home, you'll find numerous premium upgrades, including plantation window shutters.







Built in 2014

## **Essential Information**

MLS® # A2198862

Price \$869,900

4

Bedrooms

Bathrooms 4.00

Full Baths 2

Half Baths 2

Square Footage 2,267

Acres 0.08

Year Built 2014

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

# **Community Information**

Address 174 Marquis Point Se

Subdivision Mahogany

City Calgary
County Calgary
Province Alberta

Postal Code T3M 1M7

#### **Amenities**

Amenities Beach Access, Party Room, Picnic Area, Playground, Recreation

**Facilities** 

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Granite Counters, No Animal Home, No Smoking Home, Vinyl Windows

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Range, Freezer,

Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window

Coverings

Heating Fireplace(s), Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

# **Exterior**

Exterior Features Balcony, Private Yard

Lot Description Dog Run Fenced In, Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Stucco

Foundation Poured Concrete

# **Additional Information**

Date Listed March 5th, 2025

Days on Market 27

Zoning R-G

HOA Fees 570

HOA Fees Freq. ANN

# **Listing Details**

Listing Office C-Luxury Realty Ltd.

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