

\$1,128,000 - 83 Marquis Grove Se, Calgary

MLS® #A2203290

\$1,128,000

3 Bedroom, 4.00 Bathroom, 2,474 sqft
Residential on 0.10 Acres

Mahogany, Calgary, Alberta

OPEN HOUSE CANCELED.....A rare gem in Calgary's most desirable lake community of Mahogany! This exceptional walkout home backs directly onto an expansive natural wetland, offering one of the most breathtaking, unobstructed views you'll find. With a sun-drenched south-facing backyard and no rear neighbours, this home delivers the ultimate in privacy, peace, and a front-row seat to nature's beauty. Whether it's sunrise reflections on the water or birdsong at dusk, this is truly a nature lover's paradise.

As you step inside, you'll be greeted by a grand foyer with soaring ceilings that lead into a thoughtfully designed, open-concept main floor—ideal for both relaxed family living and elegant entertaining. The chef-inspired kitchen boasts granite countertops, a large central island, built-in stainless steel appliances, and a gas cooktop, all framed by large windows that perfectly capture the serene wetland views.

From the dining area, step out onto the spacious upper deck to take in panoramic vistas of the pond and surrounding greenery. Watch herons glide over the water or enjoy your morning coffee in peaceful solitude. With direct access to Mahogany's extensive wetland walking trails (which span nearly 22 km of pathways), outdoor adventure and relaxation are just steps away.

Upstairs, you'll find a bright bonus room



with a doorâ€”ideal as a media room, playroom, or a potential fourth bedroom. The three spacious bedrooms each come with walk-in closets, including a stunning primary suite featuring gorgeous wetland views, a spa-like ensuite with a soaker tub, dual vanities, and a spacious walk-in closet.

The professionally finished walkout basement is a standout feature, designed with increased ceiling height to nearly 9 feet, adding openness and comfort to this already generous space. It includes a large family room, a den perfect for a home office or gym, a full 4-piece bathroom, and luxury vinyl flooring for durability and style. Walk out to a covered patio and a beautifully paved, low-maintenance backyardâ€”your private outdoor retreat framed by lush greenery and the still waters of the wetland.

Additional Features:

Central location near Mahogany Beach Club, parks, playgrounds, and schools
Short walk to Mahogany Elementary (Kâ€”4), Divine Mercy Catholic (Kâ€”6), and nearby junior/senior high schools. Minutes to Mahogany Village Market, Seton Urban District, South Health Campus, restaurants, fitness centers, and more.

Whether you enjoy peaceful evening walks, lakeside picnics, or simply soaking in panoramic views from your own backyard, this property offers an unmatched lifestyle in one of Calgaryâ€™s most vibrant and nature-connected communities.

Donâ€™t miss this rare opportunityâ€”schedule your private showing today and experience the extraordinary blend of comfort, elegance, and natural beauty that it can offer.

Built in 2015

Essential Information

MLS® #	A2203290
Price	\$1,128,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,474
Acres	0.10
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	83 Marquis Grove Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M1M6

Amenities

Amenities	Beach Access, Playground, Recreation Facilities, Racquet Courts
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2
Waterfront	Lake

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Built-In Oven, Dishwasher, Electric Range, Garburator, Gas Range, Humidifier, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Out

Exterior

Exterior Features	BBQ gas line
Lot Description	Backs on to Park/Green Space, Creek/River/Stream/Pond, Low Maintenance Landscape, No Neighbours Behind, Paved, Views
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 21st, 2025
Days on Market	10
Zoning	SR
HOA Fees	570
HOA Fees Freq.	ANN

Listing Details

Listing Office	First Place Realty
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