

# \$1,150,000 - 216 Marquis Landing Se, Calgary

MLS® #A2199829

**\$1,150,000**

4 Bedroom, 4.00 Bathroom, 2,683 sqft

Residential on 0.12 Acres

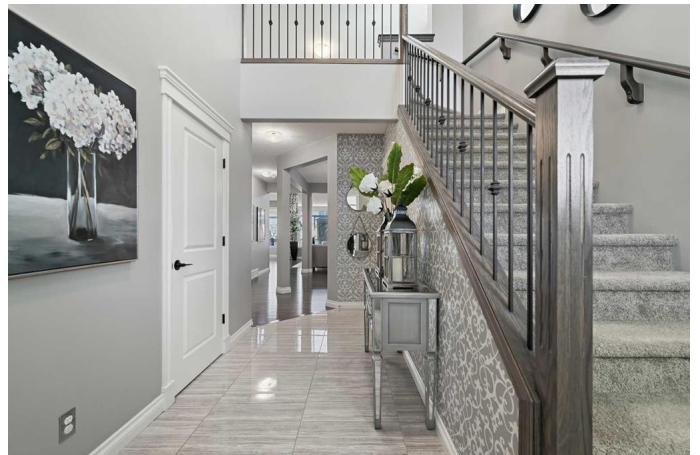
Mahogany, Calgary, Alberta

Welcome to this exquisite luxury estate home in Lake Mahogany, offering nearly 2,700 sq. ft. above grade with high-end finishes and impeccable craftsmanship throughout. Step inside the foyer and be greeted by a spacious front entrance with stunning tiled floors and soaring 18-ft. vaulted ceilings, striking feature wall with a staircase that leads upstairs to the stunning open-to-below bonus room that overlooks the grand living space.

Prepare to have your breath taken away as you enter into the large family room that features a cozy fireplace with a gorgeous tile that runs all the way up the 18 ft. ceilings. Loads of huge windows flood the entire main floor also the 2nd floor bonus room.

The chef's™ kitchen is a true showpiece, featuring ample elegant kitchen cabinetry, upgraded stainless steel appliances, with a built-in wall oven, plus a gas range next to the walkthrough butler's™ pantry. The adjoining mudroom boasts built-in benches and lockers for added convenience.

The spacious dining area could also double as a great home office as there is also a large breakfast nook area next to the huge quartz kitchen island with seating for another 4. The breakfast nook area flows seamlessly to the outdoor retreat, complete with a large deck and a covered pavilion off the breakfast nook. A second covered pavilion with a poured



concrete pad and privacy curtains offers the perfect setup for more seating or possibly for a hot tub and outdoor lounge area.

Upstairs, youâ€™ll find three generous sized bedrooms, including a huge luxurious primary suite with ample room for a King sized bedroom suite. Also featuring a spa-like ensuite, a walk-in closet with custom wooden built-ins, and a coveted walk-through laundry room for ultimate convenience.

The fully finished basement is designed for both relaxation and entertainment, featuring a wet bar, large family room, games area, spacious bedroom, a beautifully appointed bathroom, and a versatile flex roomâ€™ideal for a home gym or office. Plus, thereâ€™s plenty of storage space to keep everything organized.

Loads of upgrades throughout, included rounded corners, upgraded lighting, flooring and railings. 2 Furnaces + Central Air Conditioning. Completing this incredible home is an oversized, fully finished double garage with an epoxy-coated floor and upgraded soffit lighting with unlimited light design choices.

Enjoy all the incredible benefits of living in Mahogany, including exclusive lake access, parks, pathways, and a vibrant community atmosphere. This is luxury lakeside living at its finest! Nestled on a quiet crescent, this home is just steps from scenic walking paths, ponds, and top-tier amenities, including two nearby elementary schools. Donâ€™t miss outâ€™schedule your private tour today!

Built in 2016

## **Essential Information**

MLS® #

A2199829

|                |             |
|----------------|-------------|
| Price          | \$1,150,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,683       |
| Acres          | 0.12        |
| Year Built     | 2016        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 216 Marquis Landing Se |
| Subdivision | Mahogany               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3M 2H3                |

### Amenities

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Amenities      | None                                                        |
| Parking Spaces | 4                                                           |
| Parking        | Double Garage Attached, Oversized, Parking Pad, See Remarks |
| # of Garages   | 2                                                           |

### Interior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Washer, Oven                               |
| Heating           | Forced Air, Natural Gas                                                                                                                       |
| Cooling           | Central Air                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                           |
| # of Fireplaces   | 1                                                                                                                                             |
| Fireplaces        | Gas, Living Room, Mantle, Stone, Gas Log, See Remarks                                                                                         |
| Has Basement      | Yes                                                                                                                                           |
| Basement          | Finished, Full                                                                                                                                |

**Exterior**

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Lighting, Rain Gutters               |
| Lot Description   | Back Yard, Irregular Lot, Cul-De-Sac |
| Roof              | Asphalt Shingle                      |
| Construction      | Brick, Stucco                        |
| Foundation        | Poured Concrete                      |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 12th, 2025 |
| Days on Market | 51               |
| Zoning         | R-G              |
| HOA Fees       | 570              |
| HOA Fees Freq. | ANN              |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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