# \$964,900 - 49 Marquis Grove Se, Calgary

MLS® #A2259116

#### \$964,900

5 Bedroom, 4.00 Bathroom, 2,321 sqft Residential on 0.10 Acres

Mahogany, Calgary, Alberta

OPEN HOUSE SUNDAY SEPT 28 12-2pm. Take advantage of the rare opportunity to own a gorgeous family home on a corner lot in the award-winning lake community of Mahogany! This large two-storey home is directly adjacent to Mahogany's scenic naturalized wetlands, green space, and the local park/school. This makes this home the perfect place for your kids to run off some energy at the school fields behind the home, and then have a peaceful evening walk around the wetlands and enjoy the many species of birds and small animals that live there! The 5 bedroom, 3.5 bathroom layout of this home can easily accommodate large families - even featuring a second laundry room, a 3 piece bathroom, and a kitchen in the walkout basement - perfect for multi-generational living, or for use as an illegal suite. Step inside this beautiful home to discover an open-concept main floor flooded with natural light. Here, quartz countertops, stainless-steel appliances and a generous centre island create the perfect hub for both everyday meals and entertaining. The main living room of the home features a gas fireplace and large windows overlooking the green space behind the home. A refined dining area sits directly adjacent to the living room and kitchen, with plenty of room for a large table, and allows direct access onto your west facing back deck. A walk-through pantry, a large mud room, and a 2-piece bathroom complete the main floor of the home. Upstairs, the primary suite is a







private retreat complete with a large spa-style ensuiteâ€"featuring dual vanities, a large shower, a luxurious soaking tubâ€"and an expansive walk-through closet, which is conveniently located directly next to your laundry room! Three additional good-sized bedrooms and a full 4 piece bathroom upstairs make this home the perfect hub for your family! The fully finished walk-out basement elevates multigenerational living with its own full kitchen, eating bar, and a spacious family room that opens onto a covered stamped concrete patio. Whether you need private quarters for in-laws or a comfortable illegal guest suite, this versatile lower level delivers. This home includes lake access, and is situated just steps from gorgeous walking paths, a conservation area, parks, and schools, this stylish home blends sophisticated living with community convenience. Don't miss the opportunity to make it yoursâ€"contact us today to schedule a showing!

Built in 2013

#### **Essential Information**

MLS® # A2259116 Price \$964,900

Bedrooms 5

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 2,321

Acres 0.10

Year Built 2013

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

### **Community Information**

Address 49 Marquis Grove Se

T3M 1M5

Subdivision Mahogany
City Calgary
County Calgary
Province Alberta

#### **Amenities**

Postal Code

Amenities Beach Access, Dog Park, Park, Party Room, Playground

Parking Spaces 4

Parking Concrete Driveway, Double Garage Attached, Driveway, Garage Door

Opener, Heated Garage

# of Garages 2

#### Interior

Interior Features Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Pantry,

Quartz Counters, Separate Entrance, Soaking Tub, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave,

Washer, Washer/Dryer, Window Coverings, Tankless Water Heater

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Balcony, BBQ gas line

Lot Description Back Yard, Backs on to Park/Green Space, Corner Lot, Landscaped, No

Neighbours Behind, Rectangular Lot, Street Lighting

Roof Asphalt Shingle

Construction Composite Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed September 23rd, 2025

Days on Market 23
Zoning R-G

HOA Fees Freq. ANN

## **Listing Details**

Listing Office RE/MAX First

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.