## 248 Marquis Landing SE
## Calgary, Alberta

**MLS # A2269780**
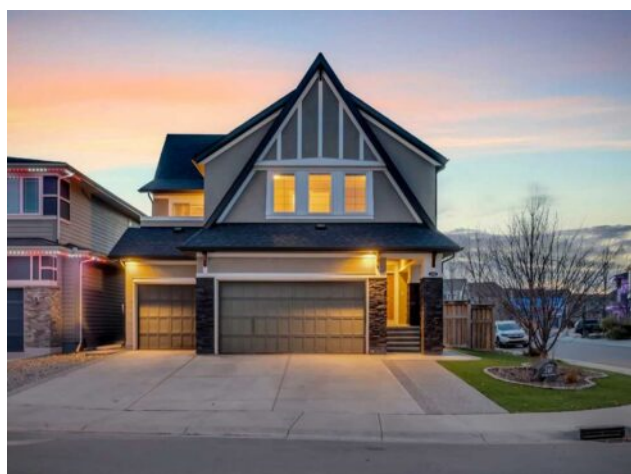


# $1,395,000

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|---|---|
| **Division:** | Mahogany |
| **Type:** | Residential/House |
| **Style:** | 2 Storey |

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|---|---|---|---|
| **Size:** | 3,168 sq.ft. | **Age:** | 2015 (11 yrs old) |
| **Beds:** | 5 | **Baths:** | 3 full / 1 half |

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|---|---|
| **Garage:** | Triple Garage Attached |
| **Lot Size:** | 0.13 Acre |
| **Lot Feat:** | Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Gazebo, Landscaped, Lawn, |

| | | | | |
|---|---|---|---|---|
| **Heating:** | In Floor, Forced Air, Natural Gas | | **Water:** | - |
| **Floors:** | Carpet, Ceramic Tile, Hardwood | | **Sewer:** | - |
| **Roof:** | Asphalt Shingle | | **Condo Fee:** | - |
| **Basement:** | Full | | **LLD:** | - |
| **Exterior:** | Brick, Stucco | | **Zoning:** | R-G |
| **Foundation:** | Poured Concrete | | **Utilities:** | - |

**Features:** Bookcases, Built-in Features, Double Vanity, Dry Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Tray Ceiling(s), Walk-In Closet(s)

**Inclusions:** N/A

Welcome to this stunning family home in the heart of Mahogany! Beautifully designed and meticulously maintained, this property offers an open-concept main floor with hardwood flooring, a spacious kitchen featuring granite countertops, a large island, pantry, garburator, and stainless-steel appliances including a stove, oven, fridge, dishwasher, and microwave. The main level also includes a dining area, bright living space, 2-piece bath, laundry room, mudroom, and a triple car attached front garage.  Upstairs, enjoy a large family room with elegant tray ceilings, three generous bedrooms, a 5-piece main bath, upper laundry, and a luxurious primary suite with a walk-in closet and a spa-inspired 5-piece ensuite complete with heated floors.  The fully finished basement provides even more space with a rec room, bedroom, office/library, 4-piece bath, utility room, and walk-in closet.  Outside features low-maintenance landscaping with artificial turf and exposed aggregate in both the front and back yards, a 3-car driveway, and electric outlets under the back patio&mdash;perfect for outdoor entertaining. Central A/C completes this exceptional home that combines luxury, comfort, and functionality&mdash;ready for your family to move in and enjoy!