

119 Marquis Crescent SE  
Calgary, Alberta

MLS # A2272568



**\$1,049,900**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,771 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Front Ya		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound		
<b>Inclusions:</b>	N/A		

TRANQUIL VIEWS OF THE POND | FULLY DEVELOPED 5 BDRM HOME WITH AN ABUNDANCE OF UPGRADES | NO NEIGHBOURS BEHIND YOU | This gorgeous home is nicely located on a quiet street, featuring a south backyard with no neighbours behind you & has a long list of fabulous upgrades! The main level, bright with an abundance of natural light, welcomes you in to a large foyer with oversized tile flooring & opens to a spacious & inviting floorplan. The gourmet kitchen showcases a ceiling detail bulkhead, full height cabinetry in a rich dark tone that is contrasted with the soft, neutral arabesque custom tile backsplash & elegant granite countertops. The stainless steel appliances include a sleek ceramic cooktop & built-in oven & microwave; there is a central island as well as a peninsula style island making this kitchen not only stunning but also highly functional&hellip;plus there is a walk-through pantry! The peninsula island offers an eating bar & overlooks the large dining area that opens to the sunny backyard. Finished with beautiful hand-scraped hardwood flooring throughout the living & dining areas, while the living room features a stylish gas fireplace with raised hearth&hellip;this space is warm & inviting, creating a perfect atmosphere for quiet family time or entertaining guests, offering views of green belt & pond! Completing this main level is a private den with sliding pocket doors. Upstairs is sure to please as well&hellip;there is a generous sized bonus room with built-in dry bar with beverage fridge; the sliding barn door creates an ideal separation for the "kid's area" where you will find 3 bedrooms, separated by a 5pc bathroom with dual sinks, as well as a built-in homework station! The Master bedroom, located at the rear of the home, offers fantastic views of the pond & has a lovely spa-like

ensuite&hellip;freestanding bathtub with a modern full height subway tile feature wall, dual vessel sinks, & custom tiled shower with 10mm glass&hellip;plus a walk-in closet with custom built-in organizers! You will enjoy the convenience of the upper laundry room with expansive counter space & lower cabinets! The lower level, professionally finished, is host to a huge open family/rec room, 5th bedroom & full bathroom. This home is also wired with in-ceiling speakers on all 3 levels, central A/C&hellip;plus it is pet-free & smoke-free! The south backyard can become your private oasis&hellip;fully fenced & landscaped with a full-width skirted deck, no neighbours behind you & direct access via your private gate out to the pathway system! Enjoy this amazing home in a desirable 4 season community that offers great access, endless shops, restaurants & services&hellip;plus nearby community schools!