174 Marquis Point SE
Calgary, Alberta

MLS # A2219485
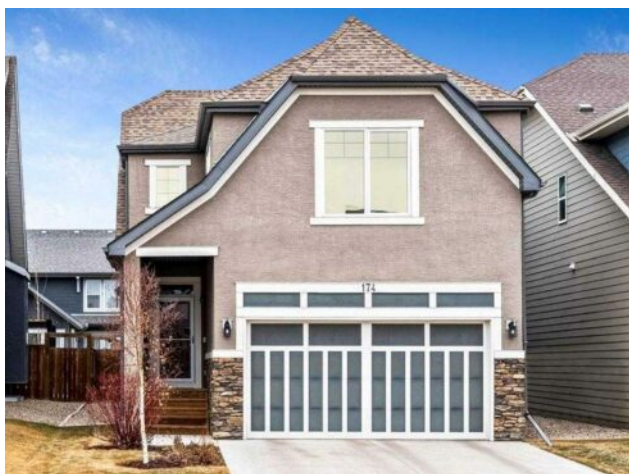
$798,000

Division:	Mahogany
Type:	Residential/House
Style:	2 Storey

Size:	2,267 sq.ft.	**Age:**	2014 (11 yrs old)
Beds:	4	**Baths:**	2 full / 2 half

Garage:	Double Garage Attached
Lot Size:	0.08 Acre
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Rectangular Lot

Heating:	Fireplace(s), Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Laminate, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Concrete, Stucco, Wood Frame	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Chandelier, Quartz Counters, Vinyl Windows		

Inclusions:	Storage shed

Come and explore this beautiful home, located in the highly sought-after community of Mahogany. Situated at the end of a quiet street, it’s just steps away from a tranquil wetland preserve—ideal for walking your dog or biking with the kids. Upon entering, you'll discover an open, inviting floor plan perfect for both family living and entertaining. The gourmet kitchen boasts quartz countertops and stainless steel appliances, while the home is equipped with a Kinetico water system filter and central A/C. The spacious living room features a gas fireplace creating an airy and welcoming atmosphere. Adjacent to the kitchen is a large dining area that leads to a sizable deck with a gas line for BBQs - perfect for family gatherings. Upstairs, you'll find three generously sized bedrooms, a cozy bonus room, a convenient office nook, and a 4-piece bathroom. The expansive primary bedroom offers a spa-like 5-piece ensuite and a large walk-in closet. The fully developed basement includes a studio/media room, a family/rec room, and a half bathroom that could easily be converted into a full bathroom. Throughout the home, you'll find numerous premium upgrades, including plantation window shutters.