\$829,900 - 174 Marquis Point Se, Calgary

MLS® #A2198862

\$829,900

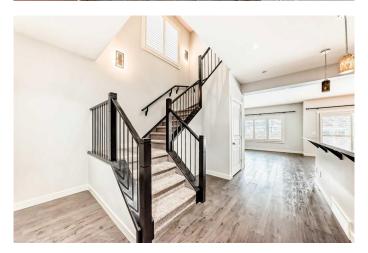
4 Bedroom, 4.00 Bathroom, 2,267 sqft Residential on 0.08 Acres

Mahogany, Calgary, Alberta

Big price reduction! 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 preserveâ€"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.







Built in 2014

Essential Information

MLS® # A2198862 Price \$829,900

Bedrooms 4

Bathrooms 4.00

Full Baths 2 Half Baths 2

Square Footage 2,267
Acres 0.08

Year Built 2014

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 174 Marquis Point Se

Subdivision Mahogany
City Calgary
County Calgary
Province Alberta

Postal Code T3M 1M7

Amenities

Amenities Playground, Beach Access, Picnic Area, Party Room, Recreation

Facilities

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features No Animal Home, No Smoking Home, Vinyl Windows, Granite Counters

Appliances Central Air Conditioner, Dishwasher, Electric Range, Freezer, Garage

Control(s), Microwave Hood Fan, Refrigerator, Window Coverings,

Dryer, Washer

Heating Forced Air, Natural Gas, Fireplace(s)

Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Balcony, Private Yard

Lot Description Dog Run Fenced In, Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Stucco

Foundation Poured Concrete

Additional Information

Date Listed March 5th, 2025

Days on Market 44

Zoning R-G

HOA Fees 570

HOA Fees Freq. ANN

Listing Details

Listing Office C-Luxury Realty Ltd.

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