

**234 Marquis Point SE**  
**Calgary, Alberta**

**MLS # A2242810**



**\$1,000,000**

|                  |                                                                             |               |                   |
|------------------|-----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Mahogany                                                                    |               |                   |
| <b>Type:</b>     | Residential/House                                                           |               |                   |
| <b>Style:</b>    | 2 Storey                                                                    |               |                   |
| <b>Size:</b>     | 2,258 sq.ft.                                                                | <b>Age:</b>   | 2011 (14 yrs old) |
| <b>Beds:</b>     | 4                                                                           | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                                      |               |                   |
| <b>Lot Size:</b> | 0.16 Acre                                                                   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Landscaped, Lawn, Level, Many Trees, Street Lighting |               |                   |

|                    |                                                                                                                                              |                   |     |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Fireplace(s), 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>   | Finished, Full                                                                                                                               | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Mixed, Wood Frame, Wood Siding                                                                                                               | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                                              | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | Shed                                                                                                                                         |                   |     |

Discover this highly coveted home, a true testament to pride of ownership, nestled in Mahogany – consistently one of Calgary's most desirable and family-oriented communities. This property, meticulously cared for and beautiful inside, showcases an immaculate presentation (10/10) with extensive upgrades found throughout. The outdoor space is a spectacular highlight; the backyard is truly a family dream, boasting one of the best yards in Mahogany, complete with a unique putting green for endless enjoyment. A sunny, south-facing deck provides a perfect setting for outdoor living and entertaining. Spanning 2,257 square feet, this residence features a thoughtfully designed, fully finished interior with four spacious bedrooms and three-and-a-half modern bathrooms. The fully developed basement further enhances the living space, offering versatility for every family's needs. Enjoy unparalleled access to Mahogany's signature amenities, with the tranquil wetlands just steps away and the expansive lake a short distance from your front door. This home offers an exceptional blend of sophisticated living and a vibrant community lifestyle.