

# \$849,900 - 174 Marquis Point Se, Calgary

MLS® #A2198862

**\$849,900**

4 Bedroom, 4.00 Bathroom, 2,267 sqft

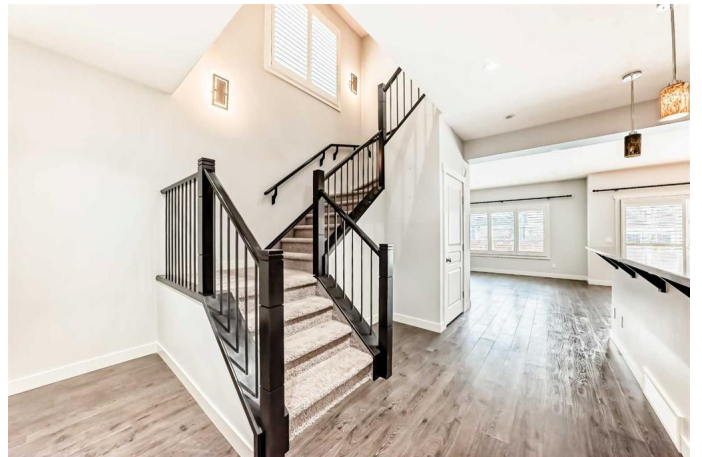
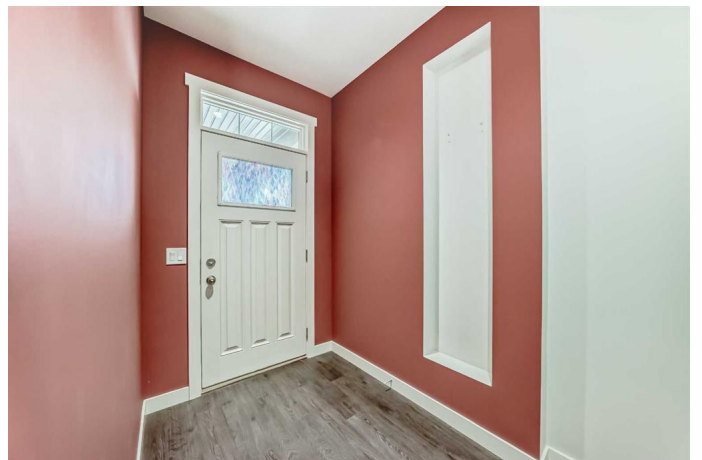
Residential on 0.08 Acres

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 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.

Built in 2014

## Essential Information



MLS® #	A2198862
Price	\$849,900
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	Party Room, Picnic Area, Playground, Recreation Facilities, Beach Access
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Granite Counters, No Animal Home, No Smoking Home, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Freezer
Heating	Fireplace(s), Forced Air, Natural Gas
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	39
Zoning	R-G
HOA Fees	570
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	C-Luxury Realty Ltd.
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.