

# \$914,900 - 178 Marquis Point Se, Calgary

MLS® #A2204357

**\$914,900**

4 Bedroom, 4.00 Bathroom, 2,094 sqft

Residential on 0.09 Acres

Mahogany, Calgary, Alberta

Nestled in a quiet cul-de-sac and bordering the picturesque Wetlands of Mahogany, this highly upgraded 4-bedroom, 4-bathroom home offers a perfect blend of tranquility and modern living. The main floor showcases beautiful hardwood flooring, soaring 9-foot ceilings, and an abundance of natural light, creating an inviting and spacious atmosphere. The large kitchen is a chef's dream, featuring quartz countertops, ample cupboard space and a walk-through pantry. Add the dedicated coffee bar for ideal morning routines or entertaining guests. The fantastic dining area and expansive living room with a cozy gas fireplace complete this level, providing the perfect spaces for family gatherings and special occasions. Upstairs, the oversized primary bedroom is a true retreat, boasting a luxurious 5-piece ensuite with a separate shower, soaker tub, and a generous walk-in closet. The upper level is thoughtfully designed with a bonus room, perfect for movie nights or a family hangout, along with two other large bedrooms and convenient upstairs laundry. The fully finished basement offers even more space for your family, featuring an additional bedroom, a 4-piece bathroom, and a recreation room—an ideal play area for kids or a versatile space for your family's needs. This stunning home perfectly combines style, comfort, and functionality in Mahogany, one of Calgary's most desirable neighborhoods.



Built in 2012

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2204357    |
| Price          | \$914,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,094       |
| Acres          | 0.09        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 178 Marquis Point Se |
| Subdivision | Mahogany             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3M 1M7              |

## Amenities

|                |  |
|----------------|--|
| Amenities      | Other, Beach Access, Recreation Facilities |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached                     |
| # of Garages   | 2  |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer, Water Softener                                   |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |

|                 |                |
|-----------------|----------------|
| # of Fireplaces | 1              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | BBQ gas line, Other                                 |
| Lot Description   | Back Yard, Cul-De-Sac, Other, See Remarks, Wetlands |
| Roof              | Asphalt Shingle                                     |
| Construction      | Composite Siding, Concrete, Wood Frame              |
| Foundation        | Poured Concrete                                     |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 21st, 2025 |
| Days on Market | 13               |
| Zoning         | R-G              |
| HOA Fees       | 570              |
| HOA Fees Freq. | ANN              |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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.