

# \$1,088,800 - 119 Marquis Crescent Se, Calgary

MLS® #A2247849

**\$1,088,800**

5 Bedroom, 4.00 Bathroom, 2,771 sqft

Residential on 0.09 Acres

Mahogany, Calgary, Alberta

TRANQUIL VIEWS OF THE POND | FULLY DEVELOPED 5 BDRM HOME WITH AN ABUNDANCE OF UPGRADES | NO NEIGHBOURS BEHIND YOU | This gorgeous home is nicely located on a quiet street, featuring a south backyard with no neighbours behind you & has a long list of fabulous upgrades! The main level, bright with an abundance of natural light, welcomes you in to a large foyer with oversized tile flooring & opens to a spacious & inviting floorplan. The gourmet kitchen showcases a ceiling detail bulkhead, full height cabinetry in a rich dark tone that is contrasted with the soft, neutral arabesque custom tile backsplash & elegant granite countertops. The stainless steel appliances include a sleek ceramic cooktop & built-in oven & microwave; there is a central island as well as a peninsula style island making this kitchen not only stunning but also highly functional—plus there is a walk-through pantry! The peninsula island offers an eating bar & overlooks the large dining area that opens to the sunny backyard. Finished with beautiful hand-scraped hardwood flooring throughout the living & dining areas, while the living room features a stylish gas fireplace with raised hearth—this space is warm & inviting, creating a perfect atmosphere for quiet family time or entertaining guests, offering views of green belt & pond! Completing this main level is a private den with sliding pocket doors. Upstairs is sure to please as well—there is a generous sized bonus room with built-in dry



bar with beverage fridge; the sliding barn door creates an ideal separation for the "kids" area• where you will find 3 bedrooms, separated by a 5pc bathroom with dual sinks, as well as a built-in homework station! The Master bedroom, located at the rear of the home, offers fantastic views of the pond & has a lovely spa-like ensuite!freestanding bathtub with a modern full height subway tile feature wall, dual vessel sinks, & custom tiled shower with 10mm glass!plus a walk-in closet with custom built-in organizers! You will enjoy the convenience of the upper laundry room with expansive counter space & lower cabinets! The lower level, professionally finished, is host to a huge open family/rec room, 5th bedroom & full bathroom. This home is also wired with in-ceiling speakers on all 3 levels, central A/C!plus is pet-free & smoke-free! The south backyard can become your private oasis!fully fenced & landscaped with a full-width skirted deck!and no neighbours behind! Enjoy this amazing home in a desirable 4 season community that offers great access, endless shops, restaurants & services!plus nearby community schools!

Built in 2014

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2247849    |
| Price          | \$1,088,800 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,771       |
| Acres          | 0.09        |
| Year Built     | 2014        |
| Type           | Residential |

|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | 2 Storey |
| Status   | Active   |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 119 Marquis Crescent Se |
| Subdivision | Mahogany                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3M 1Y1                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wired for Sound, Wired for Data |
| Appliances        | Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings, Bar Fridge                                                                                               |
| Heating           | Forced Air                                                                                                                                                                                                                                     |
| Cooling           | Central Air                                                                                                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                                                                                            |
| # of Fireplaces   | 1                                                                                                                                                                                                                                              |
| Fireplaces        | Gas, Raised Hearth, Tile                                                                                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                                                                                                            |
| Basement          | Finished, Full                                                                                                                                                                                                                                 |

### Exterior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | None                                                                                                                    |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, No Neighbours Behind, Environmental Reserve, Greenbelt |
| Roof              | Asphalt Shingle                                                                                                         |
| Construction      | Stone, Stucco, Wood Frame                                                                                               |

Foundation                Poured Concrete

**Additional Information**

Date Listed                August 13th, 2025  
Days on Market        64  
Zoning                      R-G  
HOA Fees                  582  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            eXp Realty

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