

# \$899,999 - 178 Marquis Point Se, Calgary

MLS® #A2204357

**\$899,999**

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          | \$899,999   |
| 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      | Beach Access, Other, 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      | Concrete, Wood Frame, Composite Siding              |
| Foundation        | Poured Concrete                                     |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 21st, 2025 |
| Days on Market | 29               |
| Zoning         | R-G              |
| HOA Fees       | 570              |
| HOA Fees Freq. | ANN              |

### Listing Details

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

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