

# \$850,000 - 144 Marquis Grove Se, Calgary

MLS® #A2235142

**\$850,000**

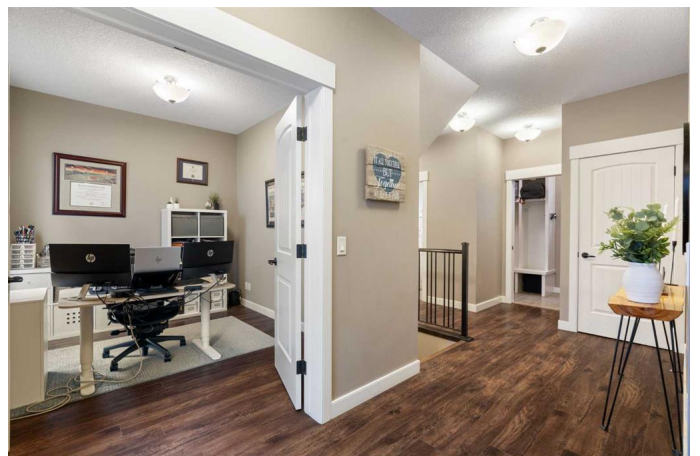
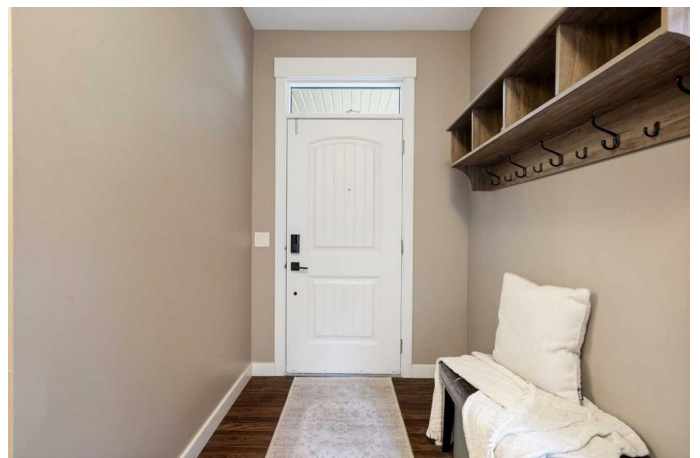
5 Bedroom, 4.00 Bathroom, 2,406 sqft

Residential on 0.10 Acres

Mahogany, Calgary, Alberta

Hello, Gorgeous! Welcome to this fully finished 5-bedroom family home in the heart of Mahogany—one of Calgary's most desirable lake communities. Located on a quiet street just steps to the wetlands and walking distance to both public and Catholic elementary schools, this beautifully upgraded home offers exceptional value, style, and location. Step inside to an open-concept main floor featuring 2,405 sq ft of thoughtfully designed living space, complete with quartz and granite countertops, upgraded flooring, and a stunning two-tone kitchen with stainless steel appliances and large island. A cozy fireplace with custom built-ins creates the perfect living room focal point, while the main floor office/den adds versatility for remote work or guest space. Upstairs offers four spacious bedrooms, a full bathroom, and convenient upper-level laundry. The fully developed basement includes a fifth bedroom, full bathroom, and rec room ideal for entertaining, teens, or play space. Additional features include: Central A/C, heated double garage, Solar Energy Rejection Films on west-facing windows, smart garage opener system, and a fully landscaped yard with a sunny rear deck perfect for BBQs and outdoor fun. Enjoy lake life without the wait! This is a move-in-ready opportunity in a vibrant, amenity-rich community—book your showing today!

Built in 2012



## Essential Information

MLS® #	A2235142
Price	\$850,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,406
Acres	0.10
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	144 Marquis Grove Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1M6

## Amenities

Amenities	Beach Access, Clubhouse
Parking Spaces	2
Parking	Double Garage Attached, Driveway, Garage Faces Front
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 26th, 2025
Days on Market	8
Zoning	R-G
HOA Fees	582
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Royal LePage Benchmark
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