

# \$949,900 - 49 Marquis Grove Se, Calgary

MLS® #A2259116

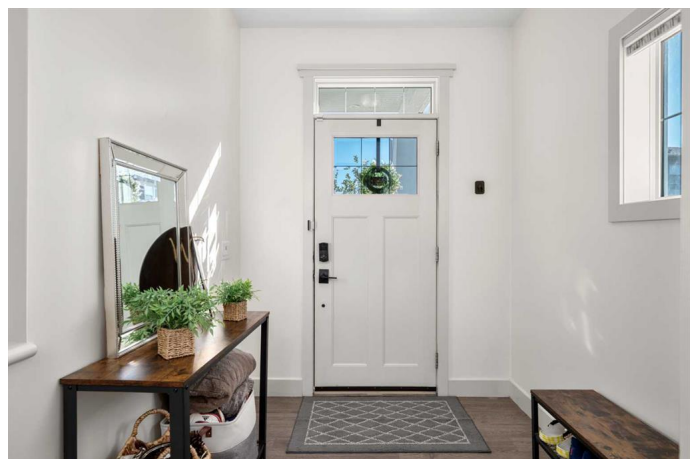
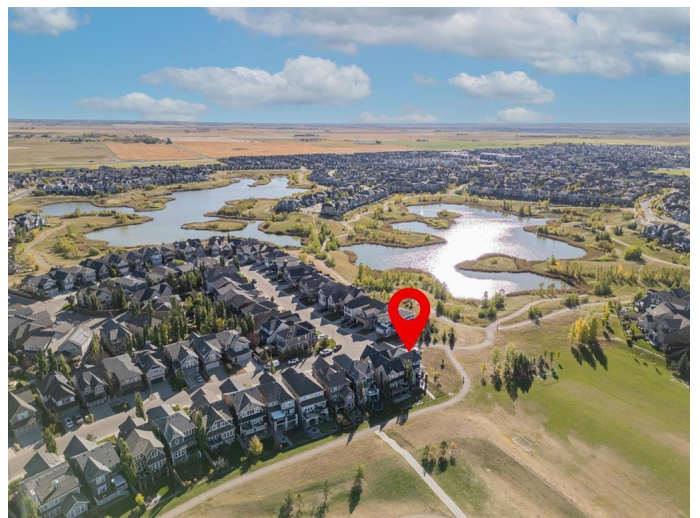
**\$949,900**

5 Bedroom, 4.00 Bathroom, 2,321 sqft

Residential on 0.10 Acres

Mahogany, Calgary, Alberta

**HUGE PRICE REDUCTION!!! INCREDIBLE VALUE!!!** Take advantage of the rare opportunity to own a gorgeous family home on a corner lot in the award-winning lake community of Mahogany! This large two-story home is directly adjacent to Mahogany's scenic naturalized wetlands, green space, and the local park/school. This makes this home the perfect place for your kids to run off some energy at the school fields behind the home, and then have a peaceful evening walk around the wetlands and enjoy the many species of birds and small animals that live there! The 5 bedroom, 3.5 bathroom layout of this home can easily accommodate large families - even featuring a second laundry room, a 3 piece bathroom, and a kitchen in the walkout basement - perfect for multi-generational living, or for use as an illegal suite. Step inside this beautiful home to discover an open-concept main floor flooded with natural light. Here, quartz countertops, stainless-steel appliances and a generous centre island create the perfect hub for both everyday meals and entertaining. The main living room of the home features a gas fireplace and large windows overlooking the green space behind the home. A refined dining area sits directly adjacent to the living room and kitchen, with plenty of room for a large table, and allows direct access onto your west facing back deck. A walk-through pantry, a large mud room, and a 2-piece bathroom complete the main floor of the home. Upstairs, the primary suite is a



private retreat complete with a large spa-style ensuite—featuring dual vanities, a large shower, a luxurious soaking tub—and an expansive walk-through closet, which is conveniently located directly next to your laundry room! Three additional good-sized bedrooms and a full 4 piece bathroom upstairs make this home the perfect hub for your family! The fully finished walk-out basement elevates multigenerational living with its own full kitchen, eating bar, and a spacious family room that opens onto a covered stamped concrete patio. Whether you need private quarters for in-laws or a comfortable illegal guest suite, this versatile lower level delivers. This home includes lake access, and is situated just steps from gorgeous walking paths, a conservation area, parks, and schools, this stylish home blends sophisticated living with community convenience. Don’t miss the opportunity to make it yours—contact us today to schedule a showing!

Built in 2013

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2259116    |
| Price          | \$949,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,321       |
| Acres          | 0.10        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 49 Marquis Grove Se |
| Subdivision | Mahogany            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3M 1M5             |

### **Amenities**

|                |                                                                                        |
|----------------|----------------------------------------------------------------------------------------|
| Amenities      | Beach Access, Dog Park, Playground, Park, Party Room                                   |
| Parking Spaces | 4                                                                                      |
| Parking        | Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated Garage, Driveway |
| # of Garages   | 2                                                                                      |

### **Interior**

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Double Vanity, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s), Breakfast Bar, Soaking Tub |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Tankless Water Heater, Washer, Washer/Dryer, Window Coverings        |
| Heating           | Forced Air, Natural Gas                                                                                                                     |
| Cooling           | Central Air                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                         |
| # of Fireplaces   | 1                                                                                                                                           |
| Fireplaces        | Gas                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                         |
| Basement          | Finished, Full                                                                                                                              |

### **Exterior**

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line                                                                                                   |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Corner Lot, Landscaped, No Neighbours Behind, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                                                         |
| Construction      | Composite Siding, Wood Frame                                                                                            |
| Foundation        | Poured Concrete                                                                                                         |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 23rd, 2025 |
| Days on Market | 38                   |
| Zoning         | R-G                  |

|                |     |
|----------------|-----|
| HOA Fees       | 599 |
| HOA Fees Freq. | ANN |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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