

# \$1,075,000 - 67 Marquis Cove Se, Calgary

MLS® #A2205689

**\$1,075,000**

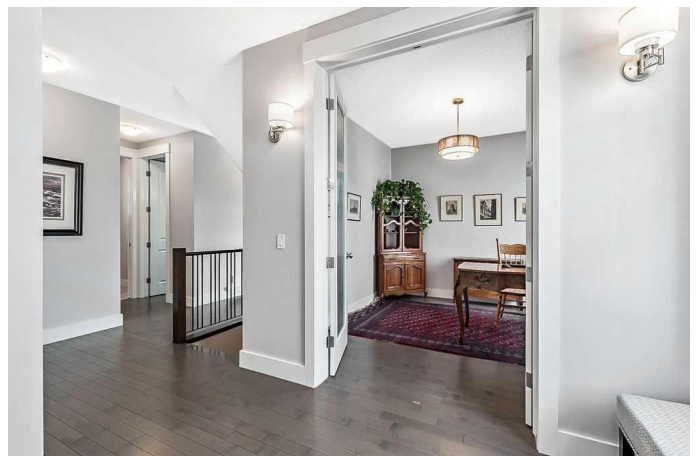
4 Bedroom, 3.00 Bathroom, 2,578 sqft

Residential on 0.12 Acres

Mahogany, Calgary, Alberta

DREAM FAMILY HOME IN MAHOGANY â€“ BACKING ONTO THE STUNNING WETLANDS! Welcome to your perfect family home in this award-winning community.

Nestled on a quiet cul-de-sac and backing onto the breathtaking wetlands, this 4-bedroom beauty offers the best of nature, convenience, and luxury. Imagine waking up to spectacular sunrises and enjoying year-round scenic views from your oversized windows. There are recently installed blinds, however, you will probably never want to close them. Step inside and feel instantly at home. The large, open-concept kitchen is designed for family gatherings, featuring ceiling-height cabinets, a massive pantry, and a spacious mudroom, perfect for keeping things organized. Cozy up by the custom built-ins and fireplace in the living room while the kids play upstairs in the vaulted bonus room. The private main-floor office makes working from home easy and distraction free. Upstairs, the primary retreat is a true escape, with a romantic fireplace, feature wall, huge walk-in closet, and more stunning views. The big upstairs laundry room makes chores a breeze, while the other bedrooms provide plenty of space for growing kids. The unfinished walkout basement with large windows is a blank canvas, ready for your dream design. Outside, the backyard offers space for a trampoline or firepit area, making it perfect for family fun in all seasons. Plus, enjoy a heated garage with a mezzanine for extra storage! This home is



just a 5-minute walk to Mahogany Lake, with direct access to the schoolyard without being on a busy street. Minutes from parks, pathways, and with easy access in and out of the community, this is the perfect place to create lasting family memories. Don't miss out, book your showing today!

Built in 2014

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2205689    |
| Price          | \$1,075,000 |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,578       |
| Acres          | 0.12        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 67 Marquis Cove Se |
| Subdivision | Mahogany           |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3M 1V8            |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | None                                  |
| Parking Spaces | 4                                     |
| Parking        | Double Garage Attached, Heated Garage |
| # of Garages   | 2                                     |
| Is Waterfront  | Yes                                   |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s), Bookcases |
| Appliances        | Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings   |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 2  |
| Fireplaces        | Gas, Living Room, Master Bedroom   |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished, Walk-Out   |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | BBQ gas line  |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaped, Lawn, No Neighbours Behind, Pie Shaped Lot, Wetlands, Waterfront |
| Roof              | Asphalt Shingle   |
| Construction      | Composite Siding, Wood Frame  |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 11               |
| Zoning         | R-G              |
| HOA Fees       | 582              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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