

# \$995,000 - 8 Marquis View Se, Calgary

MLS® #A2209019

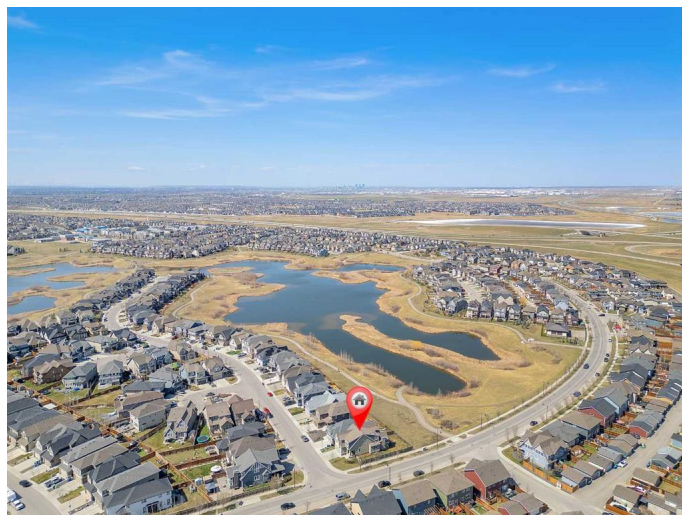
**\$995,000**

4 Bedroom, 3.00 Bathroom, 2,881 sqft

Residential on 0.14 Acres

Mahogany, Calgary, Alberta

This beautifully maintained estate home is located in the vibrant and family-oriented community of Mahogany. Known for its welcoming atmosphere, premium amenities, and safe neighborhoods, Mahogany is an exceptional place to call home. Featuring 4 spacious bedrooms and nearly 2,900 square feet of refined living space, this property combines elegance and functionality. Large windows provide stunning views of the Mahogany Preserve, while the gourmet kitchen showcases upgraded stainless steel appliances, granite/quartz countertops, ample storage, and an oversized island, perfect for both everyday living and entertaining. The primary ensuite offers a private retreat with double sinks, a soaker tub, and a separate shower. Designed with an open-concept layout, the home includes 9-foot ceilings, engineered hardwood floors, and a vaulted great room with decorative beams. Additional highlights include a main floor office, upper-level laundry, an expansive living room, and an oversized corner lot with a beautifully landscaped yard. The yard features underground irrigation, garden boxes, and space for recreation or a dog run, making it ideal for families. Modern conveniences such as central air conditioning, two furnaces for winter warmth, and a natural gas line for seamless barbecuing enhance the home's appeal. A sunshine basement with large windows offers excellent potential for future development. The oversized tandem garage



provides ample storage, workspace, and room for a third vehicle. Backing onto the Mahogany wetlands and pathways, this home offers a rare opportunity to experience luxurious living in a family-friendly environment.

Built in 2017

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2209019    |
| Price          | \$995,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,881       |
| Acres          | 0.14        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 8 Marquis View Se |
| Subdivision | Mahogany          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2X 0Z3           |

**Amenities**

|                |  |
|----------------|--|
| Amenities      | Beach Access, Clubhouse, Recreation Facilities               |
| Parking Spaces | 5  |
| Parking        | Triple Garage Attached, Driveway, Garage Door Opener, Tandem |
| # of Garages   | 2  |

**Interior**

|                   |   |
|-------------------|---|
| Interior Features | Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, |
|-------------------|---|

|                 |  |
|-----------------|--|
|                 | Bathroom Rough-in  |
| Appliances      | Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating         | Fireplace(s), Forced Air, Natural Gas  |
| Cooling         | Central Air  |
| Fireplace       | Yes  |
| # of Fireplaces | 1  |
| Fireplaces      | Gas  |
| Has Basement    | Yes  |
| Basement        | Full, Unfinished   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Dock   |
| Lot Description   | Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Corner Lot, Underground Sprinklers |
| Roof              | Asphalt Shingle  |
| Construction      | Stucco   |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 80               |
| Zoning         | R-G              |
| HOA Fees       | 582              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.