

# \$1,299,900 - 373 Marquis Landing Se, Calgary

MLS® #A2233773

**\$1,299,900**

4 Bedroom, 3.00 Bathroom, 1,650 sqft

Residential on 0.11 Acres

Mahogany, Calgary, Alberta

A RARE PEARL! Introducing upscale living with this executive WALK-OUT 4-BEDROOM BUNGALOW featuring over 3181 sq ft of developed living space with separate BASEMENT ENTRANCE backing directly onto the Mahogany WETLANDSâ€™74 acres of scenic nature and pathways. Nested in a quiet cul-de-sac in the exclusive Mahogany Preserve peninsula, this estate home is one-of-a-kind as it features unparalleled craftsmanship and high-end finishes as well as a LOW MAINTENANCE LANDSCAPING with an IRRIGATION SYSTEM & TURF. Sit back and relax while observing nature, local wildlife, and gorgeous sunsets from the WEST FACING full-length top deck or the lower covered patio in the beautifully landscaped backyard. GAS-HOOK UP on the top deck to make BBQing a breeze.

As you enter the home, you're greeted by a grand foyer that opens into a breathtaking vaulted ceiling with exposed beams, expansive windows, and views of the Mahogany wetlands. The kitchen is a chefâ€™s dream! Designed to impress with elegant cabinetry, quartz countertops, designer lighting, and premium appliances. It seamlessly connects to an expansive open floor plan that flows into the spacious dining and living areas, making entertaining effortless. Retreat to the luxurious primary bedroom offering serene views, a generous walk-in closet, and a spa-inspired 5-piece ensuite bathroom complete with a



glass shower and a soaker tub for ultimate relaxation.

Downstairs, the professionally finished walk-out basement features 9-foot ceilings, a large family room, and a wet bar ideal for movie nights or gatherings. You'll also find three generously sized bedrooms, a full bathroom, and ample storage space! Additional upgrades include a dual furnace system, CENTRAL AIR-CONDITIONING, water softener, built-in speakers in the ceiling for ambient sound, a central vacuum system for added convenience, and stunning, upgraded ENGINEERED HARDWOOD! The third bay in the attached garage is perfect to park moto sport vehicles or can be used as a workshop. The garage is insulated, heated and finished with an epoxy-coated floor. Plus, this executive bungalow is an easy walk to the lake & community Rec Centre (the Beach Club), to multiple playgrounds for the kids, and 2 different elementary schools. Enjoy the year-round active lifestyle Mahogany has to offer; kayaking, paddleboarding, fishing, swimming, beach picnics in summer, tennis courts, ice skating on the lake, hockey rinks, ice fishing and cozy fireside gatherings in winter. Whether you want to enjoy the four-season adventures Lake Mahogany has to offer or take advantage of the low-maintenance & lock-and-leave lifestyle this home provides, this peaceful haven has it all!

Built in 2015

**Essential Information**

MLS® #	A2233773
Price	\$1,299,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	1,650
Acres	0.11
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	373 Marquis Landing Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2H4

### Amenities

Amenities	Beach Access, Boating, Clubhouse, Picnic Area, Playground, Racquet Courts, Recreation Facilities
Parking Spaces	5
Parking	Concrete Driveway, Garage Faces Front, Heated Garage, Insulated, Triple Garage Attached, Front Drive
# of Garages	3
Waterfront	Beach Access, Lake, Lake Privileges, Pond

### Interior

Interior Features	Bar, Beamed Ceilings, Built-in Features, Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound, Tray Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes

Basement	Exterior Entry, Finished, Full, Walk-Out
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## Exterior

Exterior Features	Balcony, BBQ gas line, Private Entrance
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Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaped, Low Maintenance Landscape, No Neighbours Behind, See Remarks, Views, Wetlands
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Roof	Asphalt Shingle
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Construction	Stone, Stucco, Wood Frame
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Foundation	Poured Concrete
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## Additional Information

Date Listed	June 26th, 2025
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Days on Market	3
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Zoning	R-G
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HOA Fees	582
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HOA Fees Freq.	ANN
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## Listing Details

Listing Office	eXp Realty
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