\$969,900 - 40 Marquis Crescent Se, Calgary

MLS® #A2216392

\$969,900

6 Bedroom, 4.00 Bathroom, 2,411 sqft Residential on 0.12 Acres

Mahogany, Calgary, Alberta

Welcome to this 6 BEDROOM HOMEâ€l. 40 Marguis Crescent SE. Nestled on a guiet. family-friendly crescent and set on a massive pie-shaped corner lot, this stunning home offers the best of lake community livingâ€"with direct access to Mahogany's scenic wetlands pathway just steps from your door. From the moment you step inside, you'II appreciate the elegant hardwood flooring that flows through the main level. A dedicated front office provides the perfect work-from-home setup, while the open-concept design seamlessly connects the living room, kitchen, and dining areaâ€"ideal for both everyday living and entertaining. The bright and spacious living room is anchored by a beautiful tile-surround gas fireplace, creating a cozy and welcoming atmosphere. The chef-inspired kitchen features full-height shaker-style cabinetry, a large central island with breakfast bar, and stainless steel appliances. The generously sized dining area opens onto a huge backyard including a hot tub and fire pit. Upstairs, the king/queen-sized primary retreat boasts a luxurious 5-piece ensuite with dual vanities, soaker tub, and a large walk-in closet. Three additional well-sized bedrooms, a spacious bonus room, and convenient upper-floor laundry provide the space and comfort your family needs. The fully developed basement adds even more value, offering two extra bedrooms, a full 4-piece bathroom, and a large recreation roomâ€"perfect for guests, teens, or a home gym. Completing this







incredible home is a double attached front garage and an unbeatable location just minutes from schools, shopping, restaurants, parks, the beach club, and all the incredible amenities Mahogany has to offer.

Built in 2013

Essential Information

MLS® # A2216392 Price \$969,900

Bedrooms 6

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 2,411
Acres 0.12
Year Built 2013

Type Residential
Sub-Type Detached
Style 2 Storey

Status Active

Community Information

Address 40 Marquis Crescent Se

Subdivision Mahogany
City Calgary
County Calgary
Province Alberta
Postal Code T3M 1X9

Amenities

Amenities Beach Access

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen

Island, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood

Fan, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
of Fireplaces 2

Fireplaces Electric, Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Fire Pit

Lot Description Back Yard, Corner Lot, Pie Shaped Lot

Roof Asphalt Shingle

Construction Composite Siding, Stone, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 2nd, 2025

Days on Market 4

Zoning R-G HOA Fees 585 HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX First

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.