

\$998,800 - 8 Marquis View Se, Calgary

MLS® #A2209019

\$998,800

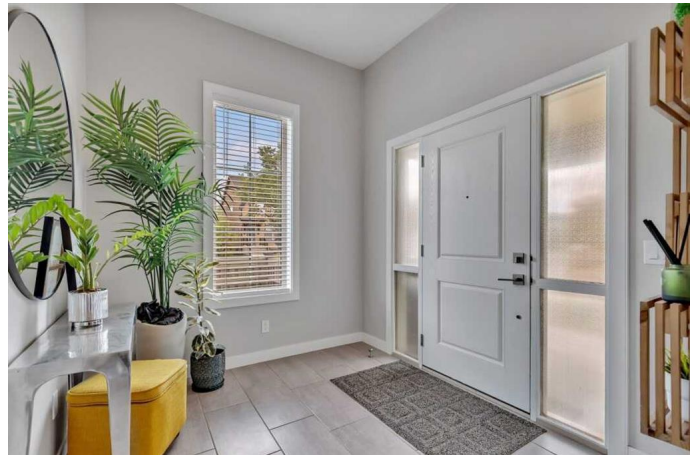
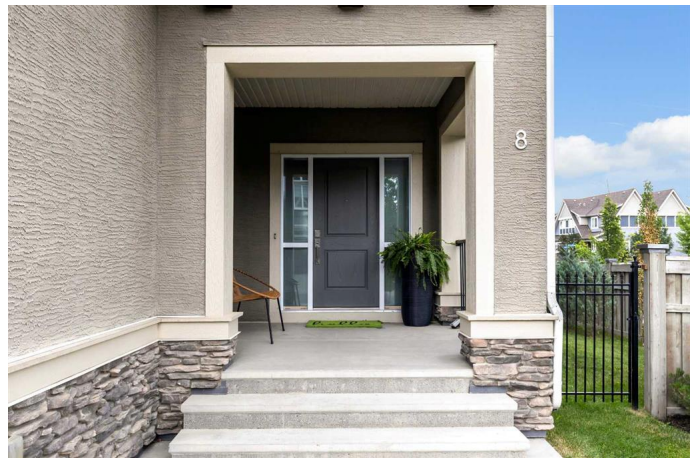
4 Bedroom, 3.00 Bathroom, 2,876 sqft

Residential on 0.14 Acres

Mahogany, Calgary, Alberta

****OPEN HOUSE, Saturday, July 12 from 12:00 pm - 3:00 pm**.** 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 | \$998,800 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,876 |
| 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 | Double Garage Attached, Driveway, Garage Door Opener, Tandem |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Bathroom Rough-in, High Ceilings, Kitchen Island, No Smoking Home, Granite Counters |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Washer, Window Coverings, Gas Stove, Microwave, Range Hood |
| Heating | Forced Air, Natural Gas, Fireplace(s) |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior Features | None |
| 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 | 91 |
| Zoning | R-G |
| HOA Fees | 582 |
| HOA Fees Freq. | ANN |

Listing Details

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

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