

# \$1,050,000 - 234 Marquis Point Se, Calgary

MLS® #A2235731

**\$1,050,000**

4 Bedroom, 4.00 Bathroom, 2,258 sqft

Residential on 0.16 Acres

Mahogany, Calgary, Alberta

OPEN HOUSE SATURDAY JULY 12

(2:00-4:00pm). Discover this highly coveted home, a true testament to pride of ownership, nestled in Mahogany – consistently one of Calgary's most desirable and family-oriented communities.

This property, meticulously cared for and beautiful inside, showcases an immaculate presentation (10/10) with extensive upgrades found throughout.

The outdoor space is a spectacular highlight; the backyard is truly a family dream, boasting one of the best yards in Mahogany, complete with a unique putting green for endless enjoyment. A sunny, south-facing deck provides a perfect setting for outdoor living and entertaining.

Spanning 2,257 square feet, this residence features a thoughtfully designed, fully finished interior with four spacious bedrooms and three-and-a-half modern bathrooms. The fully developed basement further enhances the living space, offering versatility for every family's needs.

Enjoy unparalleled access to Mahogany's signature amenities, with the tranquil wetlands just steps away and the expansive lake a short distance from your front door. This home offers an exceptional blend of sophisticated living and a vibrant community lifestyle.



Built in 2011

## Essential Information

MLS® #	A2235731
Price	\$1,050,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,258
Acres	0.16
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	234 Marquis Point Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M1M8

## Amenities

Amenities	Clubhouse, Park, Playground, Beach Access
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Level, Many Trees, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding, Mixed
Foundation	Poured Concrete

## Additional Information

Date Listed	July 9th, 2025
Days on Market	1
Zoning	R-G
HOA Fees	554
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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