

# \$725,000 - 160 Marquis Green Se, Calgary

MLS® #A2237763

**\$725,000**

4 Bedroom, 4.00 Bathroom, 1,869 sqft

Residential on 0.08 Acres

Mahogany, Calgary, Alberta

Welcome to 160 Marquis Green SE â€” a beautifully maintained home by Sabel Homes, ideally located on a quiet, low-traffic street in the heart of Calgaryâ€™s award-winning lake community of Mahogany. Built in 2015 with enduring curb appeal, this home features a full stucco exterior and a west-facing, fully fenced backyard with a private side deckâ€”perfect for summer evenings and casual outdoor entertaining. There are also outdoor hot and cold taps. Inside, youâ€™re welcomed by 9-foot ceilings and a bright, open-concept main floor that blends functionality with comfort. The kitchen is thoughtfully designed with a large central island, stainless steel Samsung microwave, range and fridge and Asko dishwasher, ample cabinetry, and generous prep space. It flows effortlessly into a beautiful dining area filled with natural light from large west-facing windows. On the opposite side, the cozy living room offers a warm and inviting space to gather with family or relax at the end of the day. Upstairs, the primary suite offers a relaxing retreat with a walk-in closet and a private 4-piece ensuite. Two additional generously sized bedrooms with large closets, a full bathroom, and a spacious laundry room with ample storage round out the upper level. The fully developed basement extends your living space with a cozy rec area, built-in desk and storage for a functional home office setup, a fourth bedroom, and another full bathroomâ€”ideal for guests or growing families. Located just a



short stroll from the tranquil Mahogany Wetlands and surrounded by scenic pathways, schools, and parks, this home offers full access to Mahogany's unmatched amenities"lake access, beach clubs, shopping, dining, and year-round recreation. Whether you're upsizing, relocating, or simply seeking the lifestyle that only Mahogany can offer, this home checks every box. Book your showing today!

Built in 2015

**Essential Information**

MLS® #	A2237763
Price	\$725,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,869
Acres	0.08
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	160 Marquis Green Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1X8

**Amenities**

Amenities	Beach Access, Clubhouse, Fitness Center, Park, Party Room, Playground, Recreation Facilities, Recreation Room, Snow Removal
Parking Spaces	2

Parking	Parking Pad, Tandem
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## Interior

Interior Features	Chandelier, Kitchen Island, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Few Trees
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	July 11th, 2025
Days on Market	7
Zoning	R-G
HOA Fees	599
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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