

# \$850,000 - 144 Marquis Grove Se, Calgary

MLS® #A2235142

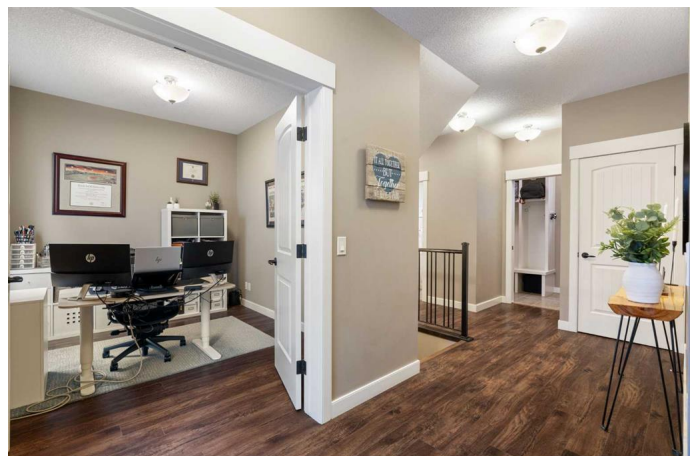
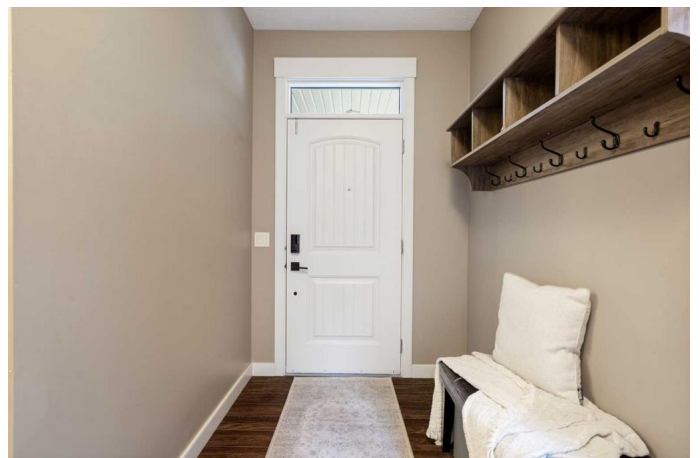
**\$850,000**

5 Bedroom, 4.00 Bathroom, 2,406 sqft  
Residential on 0.10 Acres

Mahogany, Calgary, Alberta

Hello, Gorgeous! Welcome to this fully finished 5-bedroom family home in the heart of Mahogany—one of Calgary’s most desirable lake communities. Located on a quiet street just steps to the wetlands and walking distance to both public and Catholic elementary schools, this beautifully upgraded home offers exceptional value, style, and location. Step inside to an open-concept main floor featuring 2,405 sq ft of thoughtfully designed living space, complete with quartz and granite countertops, upgraded flooring, and a stunning two-tone kitchen with stainless steel appliances and large island. A cozy fireplace with custom built-ins creates the perfect living room focal point, while the main floor office/den adds versatility for remote work or guest space. Upstairs offers four spacious bedrooms, a full bathroom, and convenient upper-level laundry. The fully developed basement includes a fifth bedroom, full bathroom, and rec room ideal for entertaining, teens, or play space. Additional features include: Central A/C, heated double garage, Solar Energy Rejection Films on west-facing windows, smart garage opener system, and a fully landscaped yard with a sunny rear deck perfect for BBQs and outdoor fun. Enjoy lake life without the wait! This is a move-in-ready opportunity in a vibrant, amenity-rich community—book your showing today!

Built in 2012



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2235142    |
| Price          | \$850,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,406       |
| Acres          | 0.10        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 144 Marquis Grove Se |
| Subdivision | Mahogany             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3M 1M6              |

## Amenities

|                |  |
|----------------|--|
| Amenities      | Beach Access, Clubhouse                              |
| Parking Spaces | 2  |
| Parking        | Double Garage Attached, Driveway, Garage Faces Front |
| # of Garages   | 2  |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                                    |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |

|              |                         |
|--------------|-------------------------|
| Fireplaces   | Gas, Living Room, Stone |
| Has Basement | Yes                     |
| Basement     | Finished, Full          |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard                           |
| Lot Description   | Back Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                        |
| Construction      | Brick, Composite Siding, Wood Frame    |
| Foundation        | Poured Concrete                        |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 6               |
| Zoning         | R-G             |
| HOA Fees       | 582             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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