

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

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MLS® #A2242810

**\$1,000,000**

4 Bedroom, 4.00 Bathroom, 2,258 sqft

Residential on 0.16 Acres

Mahogany, Calgary, Alberta

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® #         | A2242810    |
| Price          | \$1,000,000 |
| 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      | Beach Access, Park, Playground, Clubhouse |
| 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      | Mixed, Wood Frame, Wood Siding                                              |
| Foundation        | Poured Concrete                                                             |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 12              |
| Zoning         | R-G             |
| HOA Fees       | 554             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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