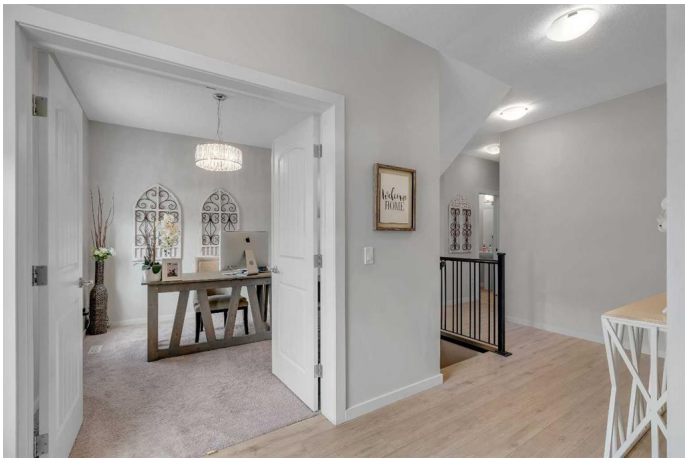
# $969,900 - 40 Marquis Crescent Se, Calgary

MLS® #A2216392

**$969,900**

6 Bedroom, 4.00 Bathroom, 2,411 sqft
Residential on 0.12 Acres

Mahogany, Calgary, Alberta



Welcome to this 6 BEDROOM HOMEâ€¦. 40 Marquis Crescent SE. Nestled on a quiet, family-friendly crescent and set on a massive pie-shaped corner lot, this stunning home offers the best of lake community livingâ€”with direct access to Mahoganyâ€™s scenic wetlands pathway just steps from your door. From the moment you step inside, youâ€™ll appreciate the elegant hardwood flooring that flows through the main level. A dedicated front office provides the perfect work-from-home setup, while the open-concept design seamlessly connects the living room, kitchen, and dining areaâ€”ideal for both everyday living and entertaining. The bright and spacious living room is anchored by a beautiful tile-surround gas fireplace, creating a cozy and welcoming atmosphere. The chef-inspired kitchen features full-height shaker-style cabinetry, a large central island with breakfast bar, and stainless steel appliances. The generously sized dining area opens onto a huge backyard including a hot tub and fire pit. Upstairs, the king/queen-sized primary retreat boasts a luxurious 5-piece ensuite with dual vanities, soaker tub, and a large walk-in closet. Three additional well-sized bedrooms, a spacious bonus room, and convenient upper-floor laundry provide the space and comfort your family needs. The fully developed basement adds even more value, offering two extra bedrooms, a full 4-piece bathroom, and a large recreation roomâ€”perfect for guests, teens, or a home gym. Completing this

incredible home is a double attached front garage and an unbeatable location just minutes from schools, shopping, restaurants, parks, the beach club, and all the incredible amenities Mahogany has to offer.

Built in 2013

## Essential Information

| | |
|---|---|
| MLS® # | A2216392 |
| Price | $969,900 |
| Bedrooms | 6 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,411 |
| Acres | 0.12 |
| Year Built | 2013 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

## Community Information

| | |
|---|---|
| Address | 40 Marquis Crescent Se |
| Subdivision | Mahogany |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3M 1X9 |

## Amenities

| | |
|---|---|
| Amenities | Beach Access |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

## Interior

| | |
|---|---|
| Interior Features | Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen |

| | |
|---|---|
| | Island, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Electric, Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

## Exterior

| | |
|---|---|
| Exterior Features | Fire Pit |
| Lot Description | Back Yard, Corner Lot, Pie Shaped Lot |
| Roof | Asphalt Shingle |
| Construction | Composite Siding, Stone, Stucco, Wood Frame |
| Foundation | Poured Concrete |

## Additional Information

| | |
|---|---|
| Date Listed | May 2nd, 2025 |
| Days on Market | 1 |
| Zoning | R-G |
| HOA Fees | 585 |
| HOA Fees Freq. | ANN |

## Listing Details

| | |
|---|---|
| Listing Office | RE/MAX First |

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