

\$1,200,000 - 95 Marquis Crescent Se, Calgary

MLS® #A2258479

\$1,200,000

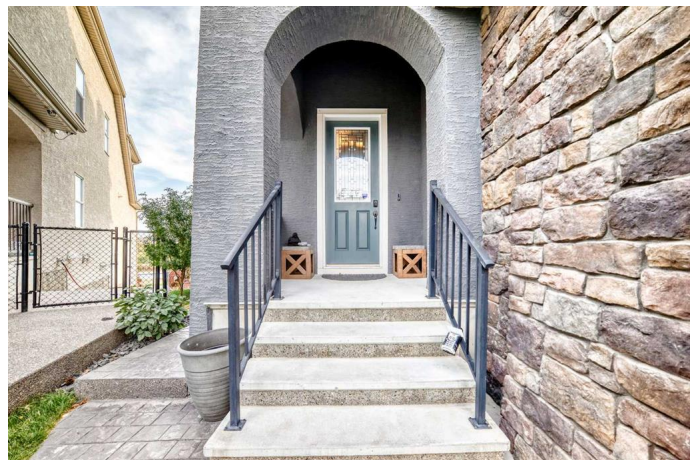
3 Bedroom, 3.00 Bathroom, 2,430 sqft

Residential on 0.14 Acres

Mahogany, Calgary, Alberta

Experience LAKESIDE LIVING in sought-after Mahogany. This beautifully upgraded detached family home BACKS ONTO THE WETLANDS and effortlessly blends comfort with modern sophistication, offering the ultimate retreat for growing families. Stamped concrete steps lead you down to the south facing backyard that is finished with added trees and beautiful landscaping. Also includes OUTDOOR HOT WATER TAP perfect for filling the kids pool with! Enjoy the PANORAMIC WATER VIEWS from your oversized upper deck perfect for taking in the morning sunrise.

Step inside to discover all the elevated features this unique home has to offer. Beginning with an inviting open floor plan, this home has soaring 9 FOOT CEILINGS ON ALL LEVELS, with huge additional windows that bathe the home in natural light. The main floor features IMPORTED ITALIAN WOOD GRAIN TILES that set the stage for both elegance and durability throughout the main level. The must see chef's dream GOURMET KITCHEN features gleaming GRANITE COUNTERTOPS, professional-grade STAINLESS STEEL appliances, an expansive CENTRAL ISLAND with seating, and custom cabinetry "perfect for gourmet creations and family gatherings. Completing the main floor is an expansive formal dining area, Powder room, and Luxurious Living room complete with BUILT IN FIREPLACE. Off the dining



space is the entrance to the MASSIVE BALCONY with stunning views of Mahoganies WETLANDS and walking paths. The Upper level showcases a master retreat fit for royalty with dramatic DROP-DOWN CEILINGS and abundant space for your king-sized bed as well as a spa-inspired ensuite with 14 foot ceilings! The ensuite includes a SOAKER TUB, His/Hers sinks, a sit down make up area, and separate shower with floor to ceiling tiles.

Completing the upper floor are the 2 spacious bedrooms opposite the central family room, a full 4 pce bathroom, linen closet and designated laundry room for additional storage. Everything in this home is enhanced with top-tier finishes including central vac, built in storage, shutter windows, 9 ft ceilings, and the list goes on! The unfinished walkout basement is brimming with potential for future growth—whether as an additional living space, guest quarters, or home gym. TWO ZONED FURNACES and AIR CONDITIONING ensure you enjoy optimal comfort in any season. The DOUBLE ATTACHED GARAGE WITH SIDE ENTRANCE offers convenience and ample storage for busy family life. LOCATION, LOCATION, LOCATION - The outdoor oasis is truly a showstopper, offering a large backyard playground backing onto Mahogany WETLANDS, bike/walking paths, all on a quiet PIE LOT in the crescent, perfect for childhood adventures and peaceful evenings under the prairie sky.

This home is situated close to schools, parks, walking/bike paths, shopping, and vibrant community amenities, delivering a lifestyle of comfort and connection in one of Calgary's premier lake communities. Book your tour today. ***OPEN HOUSE THIS SAT AND SUN FROM 2-4PM***

Built in 2014

Essential Information

MLS® #	A2258479
Price	\$1,200,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,430
Acres	0.14
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	95 Marquis Crescent Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M1Y1

Amenities

Amenities	Beach Access, Clubhouse
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Off Street, Parking Pad
# of Garages	2
Is Waterfront	Yes
Waterfront	Creek, Lake Privileges, Pond

Interior

Interior Features	Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Heating	Forced Air, Natural Gas, Zoned
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Insert, Living Room, Mantle
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Balcony, BBQ gas line, Lighting, Private Entrance, Private Yard
Lot Description	Back Yard, City Lot, Creek/River/Stream/Pond, Cul-De-Sac, Few Trees, Front Yard, Interior Lot, Landscaped, Lawn, Level, Low Maintenance Landscape, No Neighbours Behind, Pie Shaped Lot, Private, Street Lighting, Views, Wetlands, Waterfront
Roof	Asphalt Shingle
Construction	Concrete, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2025
Days on Market	6
Zoning	R-G
HOA Fees	582
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.