

# \$1,395,000 - 248 Marquis Landing Se, Calgary

MLS® #A2269780

**\$1,395,000**

5 Bedroom, 4.00 Bathroom, 3,168 sqft

Residential on 0.13 Acres

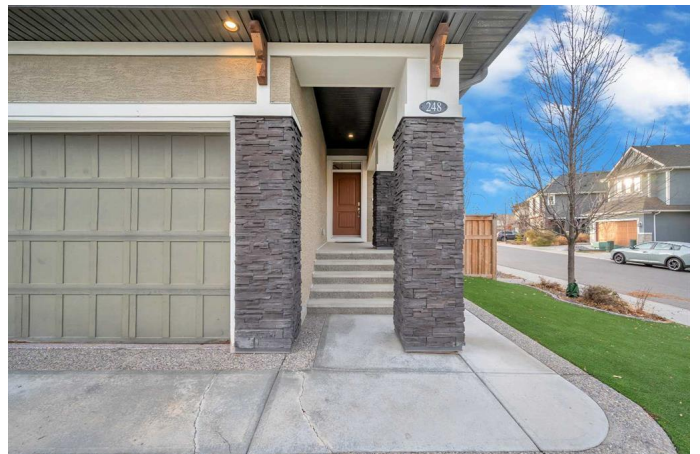
Mahogany, Calgary, Alberta

Welcome to this stunning family home in the heart of Mahogany! Beautifully designed and meticulously maintained, this property offers an open-concept main floor with hardwood flooring, a spacious kitchen featuring granite countertops, a large island, pantry, garburator, and stainless-steel appliances including a stove, oven, fridge, dishwasher, and microwave. The main level also includes a dining area, bright living space, 2-piece bath, laundry room, mudroom, and a triple car attached front garage.

Upstairs, enjoy a large family room with elegant tray ceilings, three generous bedrooms, a 5-piece main bath, upper laundry, and a luxurious primary suite with a walk-in closet and a spa-inspired 5-piece ensuite complete with heated floors.

The fully finished basement provides even more space with a rec room, bedroom, office/library, 4-piece bath, utility room, and walk-in closet.

Outside features low-maintenance landscaping with artificial turf and exposed aggregate in both the front and back yards, a 3-car driveway, and electric outlets under the back patio—perfect for outdoor entertaining. Central A/C completes this exceptional home that combines luxury, comfort, and functionality—ready for your family to move in and enjoy!



Built in 2015

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2269780    |
| Price          | \$1,395,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 3,168       |
| Acres          | 0.13        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 248 Marquis Landing Se |
| Subdivision | Mahogany               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3M2H3                 |

## Amenities

|                |                                                                                                     |
|----------------|-----------------------------------------------------------------------------------------------------|
| Amenities      | Beach Access, Clubhouse, Park, Parking, Playground, Recreation Facilities, Recreation Room, Boating |
| Parking Spaces | 9                                                                                                   |
| Parking        | Triple Garage Attached                                                                              |
| # of Garages   | 3                                                                                                   |

## Interior

|                   |                                                                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Built-in Features, Double Vanity, Dry Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s), Tray Ceiling(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garburator, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer                                                                        |
| Heating           | In Floor, Forced Air, Natural Gas                                                                                                                                                                      |
| Cooling           | Central Air                                                                                                                                                                                            |

|                 |          |
|-----------------|----------|
| Fireplace       | Yes      |
| # of Fireplaces | 1        |
| Fireplaces      | Electric |
| Has Basement    | Yes      |
| Basement        | Full     |

## Exterior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony                                                                                            |
| Lot Description   | Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Gazebo, Landscaped, Lawn, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                                                                    |
| Construction      | Brick, Stucco                                                                                      |
| Foundation        | Poured Concrete                                                                                    |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 12th, 2025 |
| Days on Market | 3                   |
| Zoning         | R-G                 |
| HOA Fees       | 400                 |
| HOA Fees Freq. | ANN                 |

## Listing Details

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

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