

# \$949,900 - 40 Marquis Crescent Se, Calgary

MLS® #A2216392

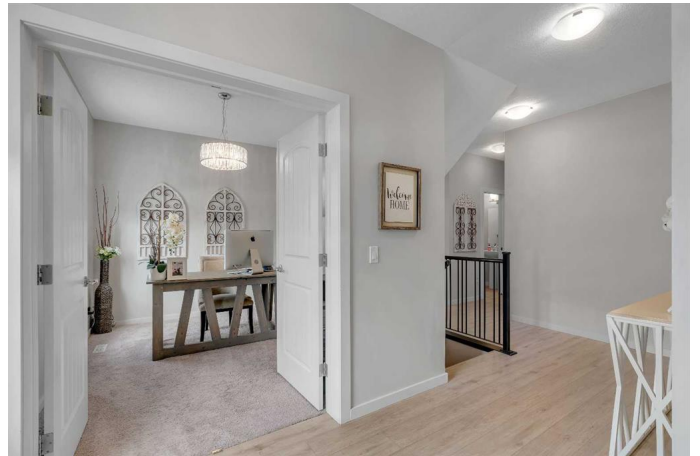
**\$949,900**

6 Bedroom, 4.00 Bathroom, 2,411 sqft

Residential on 0.12 Acres

Mahogany, Calgary, Alberta

Welcome to this 6 BEDROOM HOME! 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 living with direct access to Mahogany's scenic wetlands pathway just steps from your door. From the moment you step inside, you'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 area—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 room—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	\$949,900
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	8
Zoning	R-G
HOA Fees	585
HOA Fees Freq.	ANN

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.