

# \$850,000 - 102 Marquis Grove Se, Calgary

MLS® #A2226214

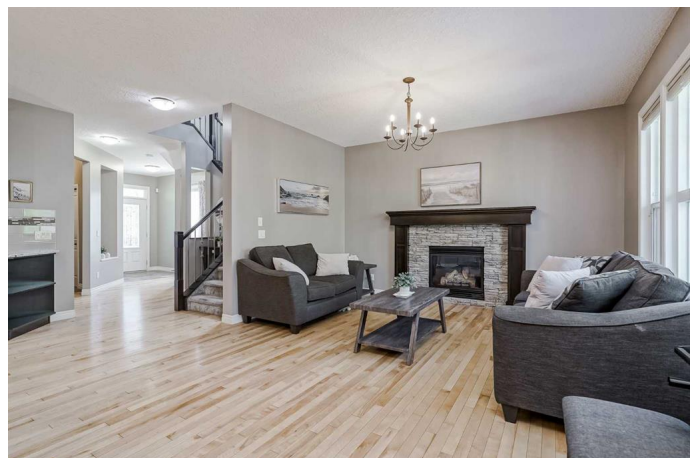
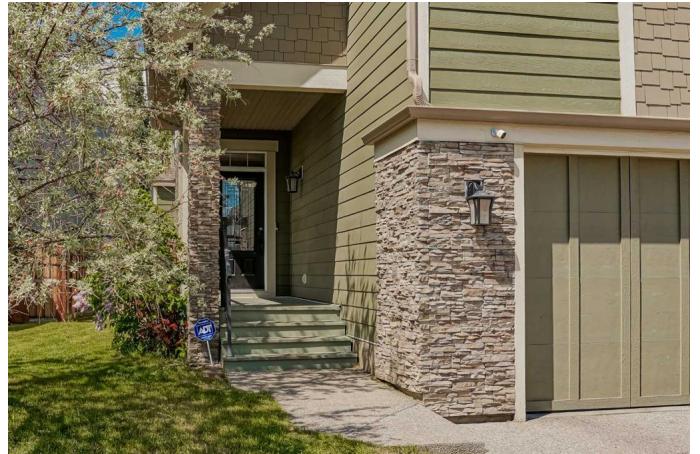
**\$850,000**

4 Bedroom, 4.00 Bathroom, 2,533 sqft

Residential on 0.11 Acres

Mahogany, Calgary, Alberta

Nestled in the heart of Mahogany, one of Calgary's most vibrant and amenity-rich lake communities, this beautifully maintained home at 102 Marquis Grove SE offers the perfect blend of style, comfort, and functionality—designed for families who appreciate quality and crave connection. From the moment you step inside, you're greeted with high ceilings, rich hardwood flooring, and an airy layout that instantly feels like home. The chef-inspired kitchen features granite countertops throughout the home (yes—even in all the bathrooms!), built-in stainless steel appliances, a gas range cooktop, corner pantry, and a breakfast bar that invites conversation over morning coffee or evening wine. The main floor also offers a spacious front office for work-from-home days, a cozy living room flooded with natural light, and a dedicated dining area that makes entertaining a breeze. Upstairs, unwind in the expansive bonus room, ideal for family movie nights or weekend lounging. Two generously sized bedrooms easily fit full bedroom sets—perfect for growing kids or stylish guest rooms. The primary bedroom retreat is a peaceful escape with room to breathe, a walk-in closet, and a luxurious 5-piece ensuite complete with a soaker tub, granite counters, and a glass walk-in shower. The fully finished basement extends your living space with a large rec room, fourth bedroom, and a spa-inspired bathroom with in-floor heating—ideal for guests or multigenerational



living. Step outside into your backyard oasis—fully fenced and spacious, offering the perfect backdrop for slow, sunny mornings with coffee and eventful evenings hosting friends or chasing sunsets. Whether you’re dreaming of a future garden, firepit hangouts, or a play space for the kids, this yard has room for it all. All this just minutes from Mahogany’s lake and beach club, pathways, playgrounds, schools, shopping, restaurants, and easy access to major routes for a quick commute.

Built in 2012

### Essential Information

MLS® #	A2226214
Price	\$850,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,533
Acres	0.11
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	102 Marquis Grove Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1M6

### Amenities

Amenities	Beach Access, Clubhouse, Other, Park, Playground, Recreation
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	Facilities, Community Gardens, Party Room
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Built-In Gas Range, Built-In Oven, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Oven-Built-In
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden
Lot Description	City Lot, Corner Lot, Front Yard, Garden, Irregular Lot, Landscaped, Pie Shaped Lot, Treed, Yard Lights, Environmental Reserve, Other
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 30th, 2025
Days on Market	20
Zoning	R-G
HOA Fees	486
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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