

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

MLS® #A2226214

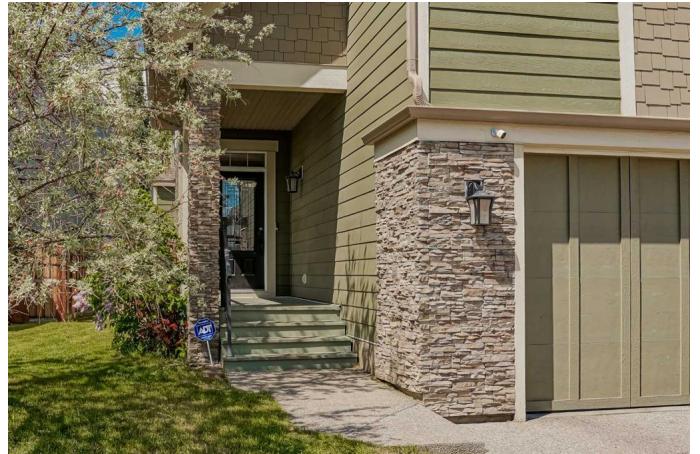
**\$850,000**

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, Community Gardens, Other, Park, Party |
|-----------|--|

|                |   |
|----------------|---|
|                | Room, Playground, Recreation Facilities |
| 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, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Window Coverings                 |
| 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, Other, Pie Shaped Lot, Treed, Yard Lights, Environmental Reserve |
| Roof              | Asphalt Shingle   |
| Construction      | Stone, Vinyl Siding   |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 9              |
| Zoning         | R-G            |
| HOA Fees       | 486            |
| HOA Fees Freq. | ANN            |

## Listing Details

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

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