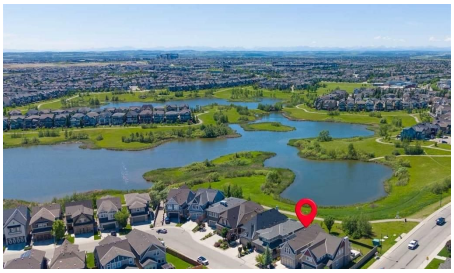
11 MARQUIS Crescent SE

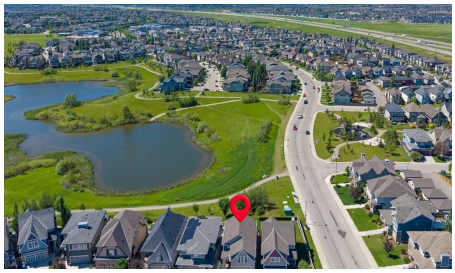
Calgary | Active | MLS® A2325161

$994,998









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2013**	**2,584.11 sq. ft.**

Your next move starts with a conversation.

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Listed by RE/MAX Realty Professionals

A closer look

STUNNING WETLANDS-BACKING HOME IN MAHOGANY | 5 BEDROOMS | FULLY DEVELOPED BASEMENT Wake up to breathtaking wetland views in this exceptional 5-bedroom, two-storey home, ideally located in the highly sought-after lake community of Mahogany. Perfectly positioned with direct access to scenic pathways and serene natural surroundings, this property offers a rare blend of luxury, comfort, and an unmatched outdoor lifestyle-with walking and biking trails right from your backyard. The main floor is thoughtfully designed and beautifully finished with rich hardwood flooring and a full wall of windows that flood the space with natural light while showcasing the stunning views. The chef-inspired kitchen is the heart of the home, featuring stainless steel appliances, granite countertops, ample cabinetry, built-in storage, and a spacious walk-through pantry. The adjacent dining area opens seamlessly onto the deck, creating the perfect setting for indoor-outdoor entertaining. The inviting family room, complete with a cozy fireplace, is ideal for relaxing evenings. A dedicated main floor office/den adds flexibility for working from home or managing everyday needs. Upstairs, the home truly shines for family living, offering four generously sized bedrooms. The expansive primary suite serves as a private retreat, complete with a luxurious ensuite and convenient upper-level laundry. Three additional bedrooms are complemented by a bonus room with elegant coffered ceilings-perfect for movie nights, a kids' play area, or a secondary living space. The fully developed basement is designed for entertaining, featuring a large open family area, wet bar, full bathroom, and a fifth bedroom-ideal for guests or extended family. The double attached garage is equipped with an EV charger, providing modern convenience for electric vehicle owners. Step outside to a beautifully designed backyard that feels like an extension of the natural landscape, complete with low-maintenance landscaping and direct access to the pathway system. This is a rare opportunity to own a truly special home in one of Calgary's most desirable lake communities.The seller is willing to replace the carpet or provide a credit prior to possession day.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2325161
Bedrooms	5
Bathrooms	4
Year Built	2013
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,584.11 sq. ft.
Main Level Finished Area:	1,161.86 sq. ft.
Upper Level Finished Area:	1,422.25 sq. ft.
Below Grade Finished Area:	1,066.91 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	4,176 sq. ft.
Lot Frontage:	38'7"
Front Exposure:	East
Levels:	Two
Total Rooms Above Grade:	10
Year built:	2013 (Age: 13)
Bedrooms:	5 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	1
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	1312384
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Stone, Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood, Laminate
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, In Garage Electric Vehicle Charging Station(s)
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Upper Level
HOA Fee:	$582.00
City Quadrant:	Southeast
Community:	Mahogany
Amenities:	Other
Appliances:	Dishwasher, Gas Stove, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	Pool Table, Fridge in the Basement AS Is
Restrictions:	None Known
Main Floor	Dining Room · 13'4" × 12'11" ·
Main Floor	Foyer · 8'10" × 7'7" ·
Main Floor	Living Room · 16'1" × 14' ·
Main Floor	Kitchen · 17'6" × 12'11" ·
Main Floor	Mud Room · 9'9" × 7' ·

Main Floor	Office · 10'10" × 9'3" ·
Main Floor	Bedroom · 11'4" × 9'11" ·
Upper Level	Bedroom · 11'3" × 9'11" ·
Upper Level	Bedroom · 11'3" × 9'11" ·
Upper Level	Bedroom - Primary · 16'4" × 14'3" ·
Upper Level	Bonus Room · 18'11" × 12'2" ·
Upper Level	Laundry · 8'10" × 5'1" ·
Upper Level	Walk-In Closet · 8'10" × 7'7" ·
Basement	Bedroom · 13'1" × 10'3" ·
Basement	Game Room · 27'8" × 25'9" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Lake, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Vinyl Windows, Walk-In Closet(s), Wet Bar
Exterior Features:	BBQ gas line
Patio And Porch Features:	Deck
Lot Features:	Creek/River/Stream/Pond, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Wetlands
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-G
Listed Date:	Jul 07, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/11-marquis-crescent-se-calgary-a2325161/

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Data was last updated November 23, 2026 at 10:05 AM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.