127 Marquis Grove SE

Calgary | Active | MLS® A2345347

$1,125,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2012**	**2,729.13 sq. ft.**

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Listed by RE/MAX First

A closer look

Welcome to this stunning, AIR-CONDITIONED custom home situated on an OVERSIZED PIE-SHAPED LOT backing directly onto the beautiful Mahogany wetlands, where the expansive rear yard widens to create exceptional privacy from neighbouring homes, while enjoying NO REAR NEIGHBOURS and direct access to the community's extensive pathway system.

Offering over 3500sf of developed living space across THREE FINISHED LEVELS, this exceptional property combines privacy, space, and an unbeatable location. Recent updates include R50 insulation, new carpets, and FRESHLY PAINTED WHITE CABINETRY throughout, giving the home a bright, fresh, and timeless feel. From the moment you arrive, the charming stucco and stone exterior, steep rooflines, white shutters, and GEMSTONE LIGHTING on the front and rear of the home create incredible curb appeal.

Inside, you're welcomed by a spacious foyer and elegant FORMAL DINING ROOM, perfect for hosting family and friends. The chef-inspired kitchen features quartz countertops, abundant storage, a WALK THROUGH PANTRY, stainless steel appliances, and a gas stove. The bright dining nook overlooks the wetlands, while the sun-filled living room showcases a beautiful stone feature wall with a TWO-SIDED GAS FIREPLACE shared with the dining room. Patio doors lead to the expansive upper deck, an ideal place to relax or entertain while enjoying the peaceful views. A 2-piece powder room and oversized mudroom with built-in lockers complete the main level.

Upstairs, the spacious primary retreat offers a unique and thoughtfully designed layout. Upon entering, elegant accent-lit steps lead into the serene bedroom and also continue up into the reading nook/home office and ensuite bathroom, creating a sense of separation and luxury within the master suite. The spa-inspired 5-PIECE ENSUITE features DUAL VANITIES, a SOAKER TUB, STAND-UP SHOWER, and a WALK-THROUGH CLOSET WITH BUILT-INS. Two additional bedrooms share a 5-piece bathroom, while the laundry room features a sink and plenty of additional storage. A LARGE BONUS ROOM provides the perfect spot for movie nights or family time.

The FULLY FINISHED WALKOUT BASEMENT includes a generous recreation room, fourth bedroom, 3-piece bathroom, and direct access to the lower rear patio.

Outside, the expansive backyard offers endless possibilities for kids to play, entertaining friends and family, or creating your dream outdoor oasis, while a LARGE STORAGE SHED provides additional storage. Just beyond the back gate, you'll find Mahogany's scenic wetlands pathway system, perfect for walking, running, or biking.

A short walk away, you'll find Mahogany's two private beach clubs offering swimming, paddleboarding, kayaking, and more. This exceptional home is also within walking distance of Mahogany School (CBE) and Divine Mercy Catholic School.

Property details

Status	Active
Prop. Type	Residential

MLS® Num	A2345347
Bedrooms	4
Bathrooms	4
Year Built	2012
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:	2,729.13 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	6,253 sq. ft.
Lot Frontage:	23'11¾"
Front Exposure:	Northwest
Levels:	Two
Total Rooms Above Grade:	10
Year built:	2012 (Age: 14)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)

Num Ensuite Baths:	1
Plan:	1211545
Heating:	Forced Air
Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Central Air
Fireplaces:	2
Fireplace Details:	Basement, Gas, Living Room
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Upper Level
HOA Fee:	$621.65
City Quadrant:	Southeast
Community:	Mahogany
Amenities:	Beach Access, Clubhouse, Park, Playground, Recreation Facilities, Recreation Room
Appliances:	Central Air Conditioner, Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings

Inclusions:	Central Air Conditioner x 2, TV Mounts, Storage Shed in Backyard, 8-Person Dining Table (Negotiable)
Restrictions:	None Known
Main Floor	Dining Room · 14'5" × 11' ·
Main Floor	Dining Room · 12' × 7'11" ·
Main Floor	Foyer · 14'2" × 6'4" ·
Main Floor	Kitchen · 16'8" × 14'7" ·
Main Floor	Living Room · 17'5" × 14'11" ·
Main Floor	Mud Room · 10'2" × 5'11" ·
Upper Level	Bedroom - Primary · 22'10" × 15'9" ·
Upper Level	Walk-In Closet · 13'10" × 4'11" ·
Upper Level	Bedroom · 13'2" × 10'11" ·
Upper Level	Bedroom · 13'3" × 10'11" ·
Upper Level	Den · 9'7" × 7'10" ·
Upper Level	Bonus Room · 16'1" × 15'1" ·
Upper Level	Laundry · 10'4" × 5'6" ·
Basement	Game Room · 29'1" × 25'8" ·
Basement	Bedroom · 11'6" × 10'5" ·
Basement	Storage · 6'4" × 5'4" ·
Basement	Furnace/Utility Room · 13'2" × 11'6" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Lake, Park, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Laminate Counters, Recessed Lighting, Stone Counters, Storage, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s)
Exterior Features:	BBQ gas line, Garden, Lighting, Private Yard
Patio And Porch Features:	Balcony(s), Patio

Lot Features:	Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Pie Shaped Lot, Private
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-G
Listed Date:	Sep 18, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/127-marquis-grove-se-calgary-a2345347/

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