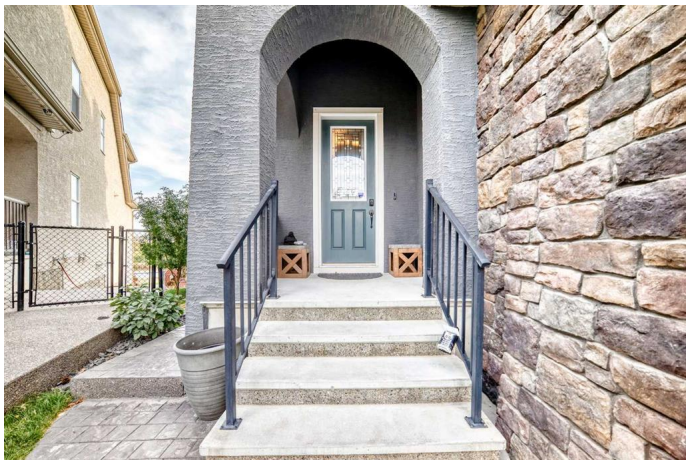
$1,200,000 - 95 Marquis Crescent Se, Calgary

MLS® #A2258479

$1,200,000
3 Bedroom, 3.00 Bathroom, 2,430 sqft
Residential on 0.14 Acres

Mahogany, Calgary, Alberta



Nestled on a tranquil crescent in sought-after Mahogany, this beautifully renovated detached family home effortlessly blends refined comfort with modern sophistication, offering the ultimate retreat for growing families. Stamped concrete steps lead you down to the south facing backyard that is finished with added trees and beautiful landscaping. Also includes hot water tap perfect for filling the kids pool with! Marvel at panoramic water views from your oversized backyard and upper deck or enjoy the peace and privacy from the set-back front yard.

Step inside to discover all the elevated features this unique home has to offer. Beginning with an inviting open floor plan, this home has soaring 9-foot ceilings on every level, bathing the home in natural light. The main floor features Imported Italian tile floors that set the stage for both elegance and durability throughout the main level. The must see chefâ€™s dream kitchen features gleaming granite countertops, professional-grade stainless steel appliances, an expansive central island with seating, and custom cabinetry â€” perfect for gourmet creations and family gatherings. Completing the main floor is an expansive formal dining area, Powder room, and Luxurious Living room complete with built in fireplace. Off the dining space is the entrance to the massive balcony with stunning views of sunsets. Backing onto the water and walking paths this balcony is

perfect for enjoying your morning coffee. The Upper level showcases a master retreat fit for royalty with dramatic drop-down ceilings and abundant space for your king-sized bed as well as a spa-inspired ensuite with 14 foot ceilings! The ensuite includes a Soaker Tub, His/Hers sinks, a sit down make up area, and separate shower with floor to ceiling tiles.

Completing the upper floor are the 2 spacious bedrooms opposite the central family room, a full 4 pce bathroom, linen closet and designated laundry room for additional storage. Everything in this home is enhanced with top-tier finishes including central vac, built in storage, shutter windows, 9 ft ceilings, and the list goes on!

The unfinished walkout basement is brimming with potential for future growthâ€”whether as an additional living space, guest quarters, or home gym. Zoned furnaces and air conditioning ensure you enjoy optimal comfort in any season. The double attached garage offers convenience and ample storage for busy family life. The outdoor oasis is truly a showstopper, offering a large backyard playground backing onto bike/walking paths, an upper deck perfect for entertaining with spectacular water views, all on a quiet crescent location, perfect for childhood adventures or peaceful evenings under the prairie sky.

This home is ideally situated close to quality schools, expansive parks, shopping, and vibrant community amenities, delivering a lifestyle of comfort and connection in one of Calgaryâ€™s premier lake communities. Book your private tour today. ***OPEN HOUSE THIS SAT AND SUN FROM 2-4PM***

Built in 2014

Essential Information

MLS® #	A2258479
Price	$1,200,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,430
Acres	0.14
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	95 Marquis Crescent Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M1Y1

Amenities

Amenities	Beach Access, Clubhouse
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Off Street, Parking Pad
# of Garages	2
Is Waterfront	Yes
Waterfront	Creek, Lake Privileges, Pond

Interior

Interior Features	Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas, Zoned

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Insert, Living Room, Mantle
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Balcony, BBQ gas line, Lighting, Private Entrance, Private Yard
Lot Description	Back Yard, City Lot, Creek/River/Stream/Pond, Cul-De-Sac, Few Trees, Front Yard, Interior Lot, Landscaped, Lawn, Level, Low Maintenance Landscape, No Neighbours Behind, Pie Shaped Lot, Private, Street Lighting, Views, Waterfront, Wetlands
Roof	Asphalt Shingle
Construction	Concrete, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2025
Days on Market	2
Zoning	R-G
HOA Fees	582
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Estate Professionals Inc.

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