

\$1,074,900 - 18 Marquis Cove Se, Calgary

MLS® #A2249245

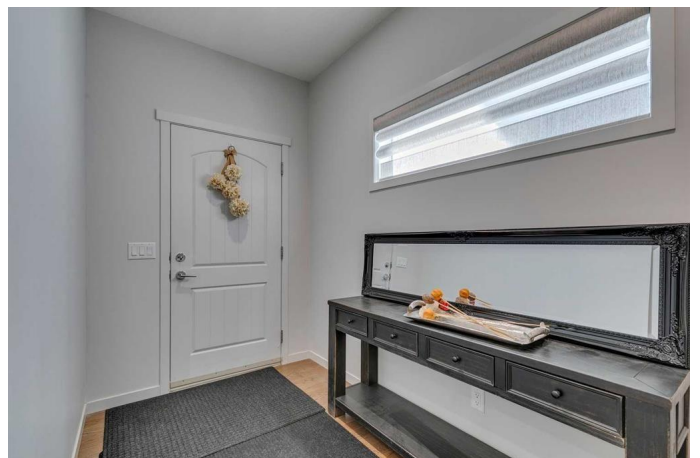
\$1,074,900

3 Bedroom, 4.00 Bathroom, 2,107 sqft

Residential on 0.09 Acres

Mahogany, Calgary, Alberta

Welcome to this exceptional three-bedroom, four-bathroom family home nestled in one of Calgary's most sought-after neighborhoods. This former SHOW HOME exemplifies quality construction and thoughtful design, offering an impressive array of upgrades that set it apart from typical properties in the area. The moment you step inside, you will appreciate the meticulous attention to detail that defines every corner of this residence. Beautiful hardwood floors flow throughout the main living areas, creating a warm and inviting atmosphere that perfectly complements the home's sophisticated design aesthetic. The upgraded carpeting in designated areas adds comfort and luxury while maintaining the overall elegance of the interior spaces. The home features a stunning gas fireplace that serves as both a focal point and a source of cozy ambiance during Calgary's cooler months. The primary bedroom offers a private retreat with sophisticated finishes and ample space for relaxation. Two additional well-appointed bedrooms provide flexibility for family members, guests, or home office needs. With four full bathrooms strategically placed throughout the home, convenience and privacy are never compromised. One of the most remarkable aspects of this property is its professionally finished basement development, completed with no expense spared. This additional living space significantly expands the home's functionality, providing ample room for recreation, entertainment, or flexible use



according to your family's specific needs. The basement also includes abundant storage solutions, addressing one of the most common concerns for growing families. The convenience of a walk-out basement design seamlessly connects indoor and outdoor living spaces, making it ideal for hosting gatherings or simply enjoying easy access to the backyard. Speaking of outdoor spaces, the property boasts a huge backyard deck that serves as an extension of the home's living areas. This expansive outdoor entertaining space is perfect for barbecues, family gatherings, or quiet morning coffee moments while enjoying the serene surroundings. The professionally designed zero-maintenance landscaping ensures that you can spend your time enjoying your outdoor space rather than constantly maintaining it, a feature that busy homeowners particularly appreciate. Location plays a crucial role in this property's appeal, situated on a very quiet cul-de-sac that provides both privacy and safety. The peaceful street setting means minimal traffic and a strong sense of community among neighbors. Adding to the tranquil atmosphere, the home backs directly onto green space, offering natural beauty and additional privacy that feels like having your own private park. The proximity to quality educational institutions, including Joane Cardinal-Schubert High School, makes this an ideal location for families with school-age children.

Built in 2013

Essential Information

MLS® #	A2249245
Price	\$1,074,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	2,107
Acres	0.09
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	18 Marquis Cove Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1V8

Amenities

Amenities	Beach Access, Clubhouse, Park, Playground, Racquet Courts, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	No Animal Home, Stone Counters, Sump Pump(s), Walk-In Closet(s), Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Garden, Private Yard
Lot Description	Backs on to Park/Green Space, City Lot, Cul-De-Sac, Landscaped
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 20th, 2025
Days on Market	58
Zoning	R-G
HOA Fees	582
HOA Fees Freq.	ANN

Listing Details

Listing Office	TREC The Real Estate Company
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.