

# \$725,000 - 160 Marquis Green Se, Calgary

MLS® #A2237763

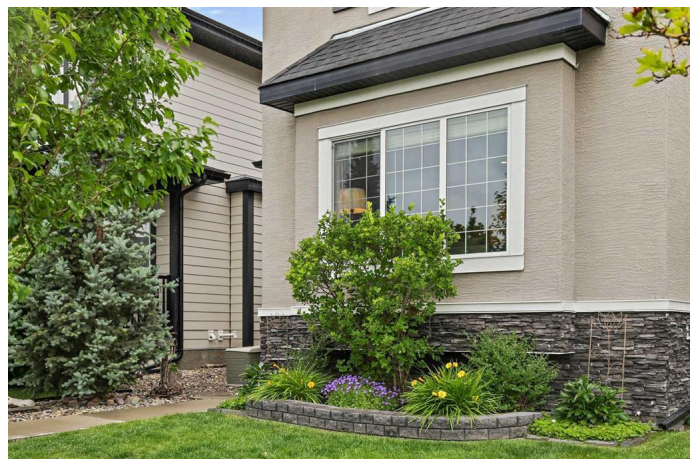
**\$725,000**

4 Bedroom, 4.00 Bathroom, 1,869 sqft

Residential on 0.08 Acres

Mahogany, Calgary, Alberta

Welcome to 160 Marquis Green SE â€” a beautifully maintained home by Sabel Homes, ideally located on a quiet, low-traffic street in the heart of Calgaryâ€™s award-winning lake community of Mahogany. Built in 2015 with enduring curb appeal, this home features a full stucco exterior and a west-facing, fully fenced backyard with a private side deckâ€”perfect for summer evenings and casual outdoor entertaining. There are also outdoor hot and cold taps. Inside, youâ€™re welcomed by 9-foot ceilings and a bright, open-concept main floor that blends functionality with comfort. The kitchen is thoughtfully designed with a large central island, stainless steel Samsung microwave, range and fridge and Asko dishwasher, ample cabinetry, and generous prep space. It flows effortlessly into a beautiful dining area filled with natural light from large west-facing windows. On the opposite side, the cozy living room offers a warm and inviting space to gather with family or relax at the end of the day. Upstairs, the primary suite offers a relaxing retreat with a walk-in closet and a private 4-piece ensuite. Two additional generously sized bedrooms with large closets, a full bathroom, and a spacious laundry room with ample storage round out the upper level. The fully developed basement extends your living space with a cozy rec area, built-in desk and storage for a functional home office setup, a fourth bedroom, and another full bathroomâ€”ideal for guests or growing families. Located just a



short stroll from the tranquil Mahogany Wetlands and surrounded by scenic pathways, schools, and parks, this home offers full access to Mahogany’s unmatched amenities”lake access, beach clubs, shopping, dining, and year-round recreation. Whether you're upsizing, relocating, or simply seeking the lifestyle that only Mahogany can offer, this home checks every box. Book your showing today!

Built in 2015

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2237763    |
| Price          | \$725,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,869       |
| Acres          | 0.08        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 160 Marquis Green Se |
| Subdivision | Mahogany             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3M 1X8              |

**Amenities**

|                |                                                                                                                             |
|----------------|-----------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Beach Access, Clubhouse, Fitness Center, Park, Party Room, Playground, Recreation Facilities, Recreation Room, Snow Removal |
| Parking Spaces | 2                                                                                                                           |

|         |                     |
|---------|---------------------|
| Parking | Parking Pad, Tandem |
|---------|---------------------|

## Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Chandelier, Kitchen Island, Walk-In Closet(s)                                                |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                      |
| Cooling           | Central Air                                                                                  |
| Has Basement      | Yes                                                                                          |
| Basement          | Finished, Full                                                                               |

## Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, Private Yard |
| Lot Description   | Few Trees             |
| Roof              | Asphalt Shingle       |
| Construction      | Stucco                |
| Foundation        | Poured Concrete       |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 2               |
| Zoning         | R-G             |
| HOA Fees       | 599             |
| HOA Fees Freq. | ANN             |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.