



DON'T GAMBLE WITH YOUR HOME.
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**55 Marquis Meadows Place SE
 Calgary, Alberta**

MLS # A2144866



\$1,699,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	4,702 sq.ft.	Age:	1999 (25 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	220 Volt Wiring, Additional Parking, Double Garage Detached, Quad or More		
Lot Size:	4.85 Acres		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Gentle Sloping		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic System
Roof:	Concrete, Tile	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas
Features:	Bar, Built-in Features, Chandelier, High Ceilings, Quartz Counters		

Inclusions: In the main floor bedroom: 2 nightstands and wall wall-mounted TV in the attached sitting area, 2 TV wall mounts, a dining table and 14 chairs (in the area attached to the kitchen), wine fridge in the basement. In the spice kitchen: 2 gas stoves, fridge, freezer, hood fan, and all cabinets/shelves. In the studio suite: Stove, fridge, microwave. Washer and dryer as-is. Ride-on mower NOT included

This is an absolutely gorgeous and grand house! Situated on 4.84 acres and only a 14-minute drive to ALL amenities. The house features 2 master bedrooms, one on the main level and one on the upper level, both with ensuite bathrooms and walk-in closets. Two additional bedrooms on the upper level and a common bathroom. The basement has one bedroom, a full bathroom, and a large living area with a built-in bar. The main level offers a half bathroom, a large living room, an office, a formal dining room, and a gourmet kitchen with a large dining area. Attached to the house is a 4+ car garage and the spice kitchen. On the west side of the house is an oversized double detached garage, a shed, and an illegal studio suite with an attached garage.