

## 195 Marquis Common SE Calgary, Alberta

**MLS # A2260526**



**\$715,000**

|                  |                                        |               |                   |
|------------------|----------------------------------------|---------------|-------------------|
| <b>Division:</b> | Mahogany                               |               |                   |
| <b>Type:</b>     | Residential/House                      |               |                   |
| <b>Style:</b>    | 2 Storey                               |               |                   |
| <b>Size:</b>     | 1,503 sq.ft.                           | <b>Age:</b>   | 2013 (12 yrs old) |
| <b>Beds:</b>     | 4                                      | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached                 |               |                   |
| <b>Lot Size:</b> | 0.08 Acre                              |               |                   |
| <b>Lot Feat:</b> | Back Lane, Landscaped, Rectangular Lot |               |                   |

|                    |                                     |                   |     |
|--------------------|-------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas             | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood                    | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                     | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full                      | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Brick, Composite Siding, Wood Frame | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                     | <b>Utilities:</b> | -   |
| <b>Features:</b>   | High Ceilings                       |                   |     |

**Inclusions:** Window Coverings where present

Welcome to your new home in the Marquis section of Mahogany! This north-facing , about 7&deg; NW, lane home sits just one lot away from the corner&mdash;giving you the convenience and open feel of a corner lot without the added upkeep. Right across from a beautiful park and with a sunny south backyard, it&rsquo;s perfectly positioned for everyday living. You&rsquo;ll also love the quick access in and out of the community from 52nd Street SE. Upgrades include durable composite siding, a welcoming front porch, and a cozy main floor fireplace that makes the living space feel warm and inviting. The backyard is fully landscaped with attractive limestone and features a double detached garage (built in 2017), offering plenty of space for parking and storage. And, brand new carpets and interior paint. Inside, the main floor has a bright open layout with a modern kitchen, stainless steel appliances, and lots of natural light. Upstairs are three comfortable bedrooms, including a primary suite with a private ensuite. Plus, living in Mahogany means walking paths, playgrounds, wetlands, and full lake access with beaches, swimming, skating, and year-round activities right at your doorstep. Plus, schools are within close walking distance, making it easy for families with children. A fantastic choice for first-time buyers, young families, upsizing, downsizing or anyone looking to enjoy the best of lake community living.