

409 Marquis Heights SE
Calgary, Alberta

MLS # A2265126



\$710,000

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	5 TV Mounts, Kitchen TV, 2 Closet Armoires in Basement Bedroom, 4 Bar Stools		

You'll absolutely fall in love with this immaculately maintained and thoughtfully upgraded 2-storey home located on one of Mahogany's most beloved family-friendly streets—where neighbours know your name, block parties are a tradition, and community truly thrives. From the moment you arrive, this home will have you at hello with its charming stucco and stone exterior, welcoming front porch, and undeniable curb appeal. Inside, discover nearly 2,500 sq. ft. of beautifully developed living space designed with both comfort and style in mind. The main floor flows effortlessly from the inviting front office or den into a bright open-concept living area. The chef's kitchen impresses with quartz countertops, marble-inspired full tile backsplash, extended flush island, and ceiling-height cabinetry—complete with a mounted TV to catch the morning news or your favourite cooking show. Enjoy sleek stainless steel appliances, including a gas stove, and a spacious pantry for all your culinary essentials. The adjoining dining area easily accommodates family gatherings, while the cozy living room centers around a beautiful gas fireplace framed by floating shelves, built-in storage, and a stylish mantle. Rich hardwood floors and tasteful feature walls add warmth and sophistication throughout. Upstairs, you'll find three generous bedrooms, including a luxurious primary suite with a 5-piece ensuite featuring dual vanities, an oversized glass shower with floor-to-ceiling tile, and a custom walk-in closet with built-in organization. The upper floor also offers a bright laundry room with cabinetry and counter space, and another full bath with designer finishes. The fully finished lower level (completed in 2024) is an entertainer's dream, featuring a modern wet bar with sink, bar fridge, and floating shelves, a spacious recreation area for movie

nights, and a fourth bedroom with walk-in closet—perfect for guests or teens. The full bath on this level is a showstopper, with a walk-in rain shower, LED mirror, and full tile surround with built-in niche. Step outside to your two-tiered, maintenance-free deck, offering both a dining and lounging area, ideal for summer evenings under the stars. The oversized double detached garage (nearly 10 ft ceiling height) provides ample storage and space for vehicles or hobbies. All of this is tucked within Mahogany’s established, mature pocket—away from new construction, yet steps from schools, the lake, walking paths, and local amenities. Enjoy tree-lined streets, friendly neighbours, and the serenity of Calgary’s most desirable four-season lake community. This is more than a home—it’s a lifestyle. Welcome to Mahogany, where memories are made by the lake.