REALTY ACES
Local . Realty . Aces

GRASSROOTS
REALTY GROUP

587-899-3773
justin@realtyaces.ca

128 Marquis Lane SE
Calgary, Alberta

MLS # A2279657

$421,900

Division:	Mahogany
Type:	Residential/Five Plus
Style:	3 (or more) Storey

Size:	1,327 sq.ft.	**Age:**	2013 (13 yrs old)
Beds:	2	**Baths:**	2 full / 1 half

Garage:	Double Garage Attached, Driveway, Heated Garage, Tandem
Lot Size:	-
Lot Feat:	Back Yard, Cul-De-Sac, Street Lighting

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 280
Basement:	None	**LLD:**	-
Exterior:	Cement Fiber Board, Wood Frame	**Zoning:**	DC
Foundation:	Poured Concrete	**Utilities:**	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows

Inclusions: N/A

Welcome to this charming 2-bedroom plus den townhouse nestled in the picturesque lake community of Mahogany! Perfect for investors, first-time buyers, or those looking to downsize, this home showcases a modern open-concept design with 9-foot ceilings that seamlessly connect the living room, dining area, and chef's kitchen. The kitchen is a standout, featuring sleek granite countertops with an extended island, stainless steel appliances, pantry, and ample storage. Step out onto the sunny balcony with gas line, ideal for barbecues and evening sunsets. Upstairs, you'll find two spacious primary bedrooms, each with its own ensuite and generous closets—offering privacy and convenience whether for family, roommates, or guests. A versatile den on the main floor adds extra flexibility for a home office, reading nook, or hobby space. Additional features include newer carpet upstairs, air conditioning, upstairs laundry, and a two-piece bath on the main floor. The tandem garage provides room for two vehicles or extra storage, with direct access to the back lawn, while the private driveway allows parking for a third vehicle. The well-managed complex is built with durable James Hardie siding and offers visitor parking close by. Enjoy all that Mahogany has to offer—four-season lake access, a vibrant community center, playgrounds, walking paths, and trendy shops and restaurants nearby. This beautifully appointed townhouse is move-in ready and a great opportunity to experience the best of Calgary's premier lake community living.