

**52 Marquis Crescent SE**  
**Calgary, Alberta**

**MLS # A2321590**



**\$839,900**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,118 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Irregular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home		

**Inclusions:** In ceiling speakers, EV charger, Solar Panels, Exterior Led Lights

**OPEN HOUSE | Sat & Sun June 27 and 28th 12:00-2:00pm both days |** Make a move to Mahogany just in time to enjoy lake living this summer ~ Located just steps away from Mahogany's wetlands and pathway network, this upgraded 4-bedroom, 4-bathroom home offers over 2,700 sq. ft. of developed living space in one of Calgary's most sought-after lake communities. The main floor features vinyl plank flooring, high ceilings, and an open-concept layout designed for everyday living and entertaining. The kitchen is finished with granite countertops, a large island, stainless steel appliances, and ample cabinet space, while the adjoining dining area and living room with a gas fireplace create a comfortable gathering space. A mudroom and convenient 2-piece bathroom complete the main level. Upstairs, you'll find three bedrooms and a Bonus Room, including a spacious primary retreat with a walk-in closet and 5-piece ensuite. A full bathroom and upper-level laundry room to add functionality for growing families. The fully finished basement provides additional living space with a large recreation room, 4th bedroom, and full bathroom, making it ideal for guests, teenagers, a home office, or gym. Outside, enjoy the large fully fenced backyard and composite deck with a BBQ gas line. Additional features include central air conditioning, solar panels, an EV charger, in-ceiling speakers, and exterior LED lighting. One of the standout features of this home is its location. With the wetlands just across the street, you'll have easy access to walking and biking paths, green space, and some of Mahogany's most scenic surroundings. Residents also enjoy year-round lake access to two separate beaches (The Main Beach & Clubhouse or the West Beach), parks, playgrounds, schools, shopping, and all the amenities that make Mahogany one of Calgary's

premier lake communities. Lake life means fishing for trout, paddle boarding, pedal boats, swimming and taking a slow day to build a sandcastle. The beach is yours when you choose to make Mahogany your home. A well-appointed family home in an exceptional location.