



## 248 Marquis Heights Calgary Alberta

\$629,900

OPEN HOUSE NOV 9, 12-3PM & NOV 10, 1-3PM. Fall in love with this beautiful 2-storey home in the sought-after lake community of Mahogany. Beautifully upgraded and meticulously maintained, this 3+1 bedroom residence spans over 2,200 SF of thoughtfully designed living space, including a fully developed basement (2021). Step inside to be greeted by 9ft ceilings and modern high-end laminate flooring that flows seamlessly throughout the open-concept main floor, creating a welcoming and spacious feel in the living, dining, and kitchen areas. The main floor exudes warmth and functionality, featuring a cozy living room with a striking feature wall overlooking your private yard, perfect for quiet moments or entertaining. Savor your morning coffee on the large patio off the kitchen or prepare meals in the chef's kitchen with rich brown cabinetry, luxurious quartz countertops, a modern tile backsplash, stainless steel appliances, and a well-sized pantry. The adjacent formal dining area invites you to host friends and family, while the large rear patio provides an ideal spot for BBQs in the privacy of your backyard. If you work from home, the main floor office offers a comfortable, practical workspace with ample natural light. Upstairs, retreat to the serene primary suite, complete with a spacious walk-in closet and a 4-piece ensuite featuring a relaxing soaker tub to unwind at the end of the day. Two additional bedrooms, a large laundry room, and a 4-piece main bath complete the upper level, making it perfectly suited for family living. The newly developed basement expands your living space, featuring a large rec room with rough-ins for a kitchenette, a fourth bedroom, and a stylish 4-piece bath--perfect for guests or a separate living area. With its prime location, enjoy the benefits of lakeside living with nearby parks, top-rated schools, easy access to transit, major routes...

Bedroom 3.48 M x 3.30 M

Recreational, Games room 6.04 M x 4.19 M

Furnace 4.12 M x 2.64 M

4pc Bathroom 2.16 M x 1.50 M

Kitchen 4.17 M x 3.96 M

Living room 4.42 M x 3.83 M

2pc Bathroom 1.50 M x 1.47 M

Primary Bedroom 3.76 M x 3.68 M

Bedroom 3.58 M x 2.74 M

Bedroom 3.79 M x 2.72 M

Laundry room 2.62 M x 1.85 M

4pc Bathroom 2.92 M x 2.62 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:

Royal LePage Benchmark

<http://dorotheasautter.royallepage.ca/>



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB, T2R 0B3

Phone: 403-969-0267

[arobinson@cirrealty.ca](mailto:arobinson@cirrealty.ca)

Dining room 4.80 M x 3.76 M

4pc Bathroom 2.49 M x 1.52 M

Office 2.39 M x 2.03 M