



270 Marquis Court Calgary Alberta

\$729,900

LAKE LIFE AWAITS! Take advantage of four-season lakeside living, private beaches, 22,000sq.ft. Beach Club, sports courts, local shops, restaurants & so much more! It's not every day a Calgarian can enjoy the beach! Enjoy all the luxuries of lakeside living & outdoor activity, while still being in the hub of cafes, restaurants, & retail shops. Parks, pathways, wetlands, beaches & the LAKE. Mahogany offers everything you could want in a new community & more. Add a genuine sense of neighbourhood spirit, plus a lifestyle tailor-made for truly enjoying life - & you've found the perfect place to call HOME! 2017 Brookfield Synergy 2 Model - LIKE BRAND NEW - plus SO MANY UPGRADES!! Why wait to build? Move in & start enjoying your beautiful new lifestyle NOW! Did I mention this home has NEW SOLAR PANELS to allow you as a homeowner - to harness the power of the sun-for a cleaner, greener, & more sustainable future! This solar system is large enough to cover all the electrical needs of this home! Current owners LOVE it here but are moving out of province-so this is your chance to buy a 1641 sq ft 3 bedroom (plus bonus room), 2.5 bath home with a huge 23x23 garage on a BIG lot with a SOUTH backyard! Hot Tub, Gem Lights, Power Awning, AC, Composite Decking, front & back outdoor spaces, landscaping, plus a DOG RUN! Great curb appeal with eye catching stucco & thoughtful landscaping. Lovely veranda to enjoy morning coffee. Walk in the front door & enjoy 9 ft ceilings! Roomy front entrance. The open-concept great room, kitchen & dining area turns your home into a true gathering place for friends and family. Enjoy natural light as it flows from front to back. Upgraded lighting with DIMMERS. Cozy fireplace for those chilly nights & AC to keep you cool in the summertime! Knockdown ceilings are modern & clean. Kitchen is a chefs delight! Stainless steel appliances, gas stove, Quartz ...

4pc Bathroom 7.83 Ft x 4.92 Ft

4pc Bathroom 6.00 Ft x 9.17 Ft

Bedroom 10.33 Ft x 11.00 Ft

Bedroom 10.17 Ft x 8.58 Ft

Family room 10.42 Ft x 11.58 Ft

Primary Bedroom 14.25 Ft x 14.42 Ft

Storage 5.75 Ft x 17.42 Ft

Other 13.50 Ft x 26.75 Ft

Furnace 12.00 Ft x 9.75 Ft

2pc Bathroom 5.08 Ft x 4.92 Ft

Dining room 16.92 Ft x 11.83 Ft

Kitchen 15.25 Ft x 11.17 Ft

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

Listing Presented By:



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Royal LePage Benchmark

<http://www.clientfirst.ca/>



See

Mirror

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

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Laundry room 6.50 Ft x 5.92 Ft

Living room 16.92 Ft x 12.00 Ft