



## 364 Marquis Heights Calgary Alberta

\$749,900

Welcome home! This gorgeous 2 Storey home is located on a quiet street in the sought after Mahogany and has so much to offer including a huge lot with no neighbours behind and a 28 x 28 detached TRIPLE CAR, HEATED garage and RV parking! From the moment you enter you notice the gleaming hardwood floors and open concept living space. The front living room is a great size with big bright windows that let in tons of natural light during the day and a cozy gas fireplace for entertaining and movie nights! The open concept floor plan has a very large dining area that fits most large tables and looks into your chef's kitchen with stainless steel appliances, a good sized island, white shaker style cabinetry and quartz countertops and a window to watch your kids play outside while you work. A mud room has been tastefully upgraded to more of a locker/storage space for you to throw all of your things as you walk in the door. A 2pc powder room and den off of the main area complete the level. Upstairs you have three good sized bedrooms including the primary bedroom and upper laundry room and additional 4pc bath and ensuite in the primary bedroom. The two bedrooms are a great size and have their own bathroom. The primary fits a king sized bed and includes a walk-in closet and ensuite with dual vanities, soaker tub and shower. In the fully finished basement is a recreation space and large bedroom with its own 3 pc modern ensuite with custom shower, heated tile floors and large space within the bedroom to really enjoy your own separated area. Outside the home you have a pie shaped oversized lot with a deck and RV parking and detached TRIPLE CAR, HEATED garage with 220v and paved alley behind. This home also has the comforts of central AIR CONDITIONING and new carpet throughout as well as tastefully designed upgrades and segregated spaces for your growing family. With 4 Beds and 3.5 b...

Family room 10.75 Ft x 12.67 Ft

Bedroom 11.33 Ft x 19.75 Ft

Furnace 10.50 Ft x 10.58 Ft

3pc Bathroom Measurements not available

Other 6.25 Ft x 6.42 Ft

Living room 12.00 Ft x 13.92 Ft

Bonus Room 5.67 Ft x 8.92 Ft

2pc Bathroom Measurements not available

Primary Bedroom 12.08 Ft x 13.92 Ft

Bedroom 9.08 Ft x 10.50 Ft

Bedroom 9.08 Ft x 10.08 Ft

Laundry room 6.17 Ft x 6.58 Ft

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

Listing Presented By:



Originally Listed by:  
Real Broker



See

**Mirror**

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

Phone: 403-969-0267  
arobinson@cirrealty.ca

Dining room 6.75 Ft x 7.00 Ft

Kitchen 9.33 Ft x 14.83 Ft

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available