



# 117 Marquis Lane Calgary Alberta

\$435,000

Stunning 2-Bedroom End Unit Townhouse, located in the highly sought-after community of Mahogany. This townhouse offers a perfect blend of comfort, style, and convenience with the benefits of lake access. Residents can take advantage of the many year-round activities and amenities including the Lake and Beach Club. The Mahogany Village Market is also located nearby, providing convenient shopping and dining options, and let's not forget easy access to Stoney & Deerfoot Trail etc. This home has been well maintained and it shows the moment you step inside. When you walk up to the main level, you are greeted with gorgeous laminate flooring throughout, high ceilings, large windows, and a balcony off the living room, providing an abundance of natural light and creating an inviting and cozy space. The walkthrough kitchen is a dream with lots of cabinets, offering plenty of storage for all your needs, as well as beautiful granite countertops, and a new fridge purchased just last year. Adjacent to the kitchen is a large separate dining room and a half bath. Upstairs is the in-suite laundry, and two spacious primary suites, ideally located on opposite sides of the house ensuring convenience and privacy for all residents. Both have their own ensuite bathrooms (one with a tub and shower combo and the other with a walk-in shower). Both bedrooms have double closets as well. The lower level has a large foyer and bonus room that is perfect for an office or additional family room. This level also has access to the large heated single car garage, and there is plenty of storage too! Additional features of this home include air conditioning and a front driveway for additional parking. This townhouse is sure to exceed your expectations; a perfect place to call home. Don't miss out on the opportunity to experience the best in comfort, style, and community living. (id:6769)

Primary Bedroom 10.92 Ft x 10.42 Ft  
 3pc Bathroom 8.17 Ft x 5.75 Ft  
 Bedroom 10.92 Ft x 10.42 Ft  
 4pc Bathroom 8.17 Ft x 5.75 Ft  
 Laundry room 3.33 Ft x 3.00 Ft  
 Other 9.92 Ft x 5.33 Ft

Furnace 9.75 Ft x 5.75 Ft  
 Living room 14.17 Ft x 13.25 Ft  
 Kitchen 13.75 Ft x 9.33 Ft  
 Dining room 9.67 Ft x 10.33 Ft  
 Other 13.25 Ft x 6.17 Ft  
 2pc Bathroom 7.58 Ft x 2.50 Ft

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

Listing Presented By:



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Bonus Room 9.92 Ft x 8.00 Ft