



154 Marquis Common Calgary Alberta

\$650,000

LAKE COMMUNITY LIVING AT IT'S BEST. This UPGRADED home is sure to impress. NEWLY finished BASEMENT LEVEL gives over 2193 sq ft of living space. Pride of ownership throughout. Upon entering the front door, the NATURAL LIGHT floods across the HARDWOOD that seamlessly flows throughout the whole main level. This highly functional OPEN PLAN allows you to relax in the front living room leading you into the dining room and CHEF'S KITCHEN. The dining room flows into the kitchen so you can entertain in the dining room or have social gatherings at the eating bar. The chef's kitchen boosts a bounty of cabinetry, an ABUNDANCE of GRANITE countertops with a FLUSH EATING BAR and STAINLESS-STEEL appliances. To complete this level, convenient half bath near the rear of the home with a quaintly designated mud room heading out to your huge backyard deck. Situated between the tucked away 1/2 bath and the rear mud room is a built-in bench seat to drop everything when you come in the door. Just before you take the flight of stairs to the upper level, interestingly nestled away from the main floor, you will find a little treasure of a room - make it a reading den, home office, yoga space. A BARN DOOR for privacy! The upper level offers two unique MASTER bedrooms, each offering a 4 pc ensuite and large WALK IN closets. One featuring a soaring VAULTED CEILING and SPA like ensuite with soaker tub and separate shower. The other with RECESSED CEILING creating extra character and unique lighting. Completing the upper level is a super convenient large bright laundry room. BRAND NEW FINISHED LOWER LEVEL. Relax in the rec room in front of your BIG FIREPLACE. HUGE BEDROOM with EGRESS window and WALK IN closet. 3 pc bathroom, furnace room with storage and separate storage room. Your private fully fenced back yard OASIS is beautifully LANDSCAPED for you to enjoy the summer evenings on your NEW deck...

Bedroom 19.00 Ft x 11.00 Ft
4pc Bathroom 8.33 Ft x 5.00 Ft
Other 6.07 Ft x 6.07 Ft
Primary Bedroom 13.00 Ft x 12.07 Ft
4pc Bathroom 10.33 Ft x 6.66 Ft

Furnace 12.83 Ft x 5.83 Ft
Other 5.33 Ft x 5.25 Ft
Storage 9.67 Ft x 4.33 Ft
Other 8.33 Ft x 5.51 Ft
Other 9.00 Ft x 5.35 Ft

Listing Presented By:



Originally Listed by:
eXp Realty

RE/MAX
RE/MAX REAL ESTATE
(CENTRAL)

773 Glenmore rd , Calgary, British
Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net

Other 7.41 Ft x 5.68 Ft	Living room 13.00 Ft x 12.34 Ft
Laundry room 8.83 Ft x 6.07 Ft	Dining room 13.52 Ft x 10.01 Ft
Bedroom 17.67 Ft x 9.67 Ft	Other 12.83 Ft x 10.07 Ft
Recreational, Games room 15.83 Ft x 11.58 Ft	Other 13.09 Ft x 5.41 Ft
3pc Bathroom 8.00 Ft x 5.17 Ft	