



# 158 Marquis Common Calgary Alberta

\$648,800

Welcome to 158 Marquis Common, a stunning detached home nestled in the sought-after lake community of Mahogany. This spacious residence offers over 1,600 SQFT of living space featuring 4 bedrooms, 2.5 bathrooms and a perfect blend of modern design and cozy comfort. Step into the inviting main floor, where an open floor plan awaits you, adorned with beautiful hardwood floors. The living room features a charming double-faced fireplace, creating a warm and welcoming atmosphere for gatherings. The chef's kitchen boasts quartz countertops, a large kitchen island, stainless steel appliances, a pantry, and ample cupboard space. Natural light floods the area through numerous windows, enhancing the bright and airy ambiance. Upstairs, you'll find three generously sized bedrooms, including the primary bedroom which comes complete with a walk-in closet and a luxurious 4-piece ensuite featuring a soaker tub and separate shower. Convenience is key with an upper-floor laundry room and an additional 4-piece bathroom, making daily routines a breeze. The partially finished basement provides extra space with a fourth bedroom, perfect for guests or a home office. The large backyard offers plenty of room for outdoor activities and includes a parking pad that accommodates two cars. Enjoy the incredible lifestyle that Mahogany has to offer, with exclusive access to a private beach reserved for residents. Embrace lakeside living with opportunities for boating and various activities. This home is also conveniently located close to shopping, schools, and other amenities, ensuring you have everything you need within reach. Don't miss out on the chance to make 158 Marquis Common your new home, where comfort, style, and a vibrant community await you. (id:6769)

4pc Bathroom 5.67 Ft x 9.67 Ft

4pc Bathroom 9.42 Ft x 12.67 Ft

Bedroom 11.50 Ft x 10.92 Ft

Bedroom 9.25 Ft x 11.00 Ft

Laundry room 7.75 Ft x 6.33 Ft

Primary Bedroom 13.67 Ft x 13.25 Ft

Roughed-In Bathroom 6.83 Ft x 7.67 Ft

Recreational, Games room 19.50 Ft x 19.83 Ft

Furnace 5.00 Ft x 14.75 Ft

2pc Bathroom 5.67 Ft x 5.42 Ft

Dining room 11.17 Ft x 14.50 Ft

Foyer 9.75 Ft x 9.25 Ft

Kitchen 9.42 Ft x 14.50 Ft

Living room 11.25 Ft x 20.92 Ft

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

Listing Presented By:



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**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

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Bedroom 14.25 Ft x 13.75 Ft