



296 Marquis Heights Calgary Alberta

\$649,900

Welcome to this lovingly maintained 4-bed family home, offering 1,600 sq. ft. above-grade space. This award-winning 4-Season lake community, residents enjoy exclusive access to 63 acres of water, private beaches, kids' splash park, 22km of pathways & 74 acres of restored wetlands. Boasting a classic curb appeal, this home features a timeless, hail-resistant stucco exterior. Along w/ new roof shingles in 2022, LED exterior lighting allows for no-maintenance, year-round seasonal feature lighting! Inside, hardwood floors lead to a bright, versatile front room & perfectly sized main-floor office that not only reduces the impact on main floor space, but no need to sacrifice a bedroom for a home office. The open-concept kitchen boasts white quartz counters, ample cabinetry, stainless steel appliances, including updated Bosch fridge & dishwasher, garburator, central island w/ bar seating & USB connectivity, plus a spacious pantry. A large primary living space w/ large windows overlooks the backyard to watch over kids and pets. The mudroom, featuring built-in lockers, bench w/ hooks, provides easy access to the yard & also serves as a laundry room w/ side-by-side washer & dryer, perfect for coming home from the beach without tracking in sand throughout the home! Upstairs, the expansive primary suite offers space for full-sized furniture w/ a reading nook, as well as a separate area for larger furniture or lounge area. An electric fireplace, 5-pc ensuite featuring a large vanity w/ dual sinks, a drop-in soaker tub, a separate stand-up shower and walk-in closet. Down the hall are 2 additional bedrooms, a main 4-pc bath and French door linen closets. Downstairs, the partially finished basement features a fully soundproofed bedroom perfect for kids music rehearsals or a peaceful guest room for family that may have sensitivity to sound. This bedroom is complete w/ rough-in for ...

Primary Bedroom 21.00 Ft x 16.17 Ft

Bedroom 9.33 Ft x 8.92 Ft

Bedroom 10.08 Ft x 8.83 Ft

4pc Bathroom 8.08 Ft x 4.92 Ft

5pc Bathroom 9.17 Ft x 8.50 Ft

Bedroom 13.50 Ft x 11.67 Ft

Living room 14.08 Ft x 11.67 Ft

Kitchen 13.83 Ft x 9.58 Ft

Dining room 12.00 Ft x 8.58 Ft

Other 7.33 Ft x 5.17 Ft

Laundry room 5.58 Ft x 3.25 Ft

Den 7.92 Ft x 6.58 Ft

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Listing Presented By:



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2pc Bathroom 6.50 Ft x 5.33 Ft

2pc Bathroom 4.92 Ft x 4.92 Ft