



## 62 Marquis Common Calgary Alberta

\$649,900

Welcome to this wonderful property situated in the sought-after community of Mahogany! Find your new home in this building, boasting over 1600 sq ft of living space. Step inside to be greeted by a nice layout and a main floor full of large windows that let in plenty of natural light. Next, head into the spacious living room, a perfect place for some family time or relaxation, adjacent to which is a dining nook. Enjoy the bright, open concept kitchen featuring plenty of natural light, granite tabletops, a kitchen island and countless cabinets and cupboards. Just before Heading upstairs, you will find a little room that you will make it a reading den, or home office. Upstairs features a large master bedroom with an en-suite and walk-in closet, as well as 2 more bedrooms located just across the hall. The second floor also includes a laundry room and a bathroom, both with tiled floors. Head down to the basement, which features a third bed room, another conveniently located bathroom, a foyer, and plenty of space which can be customized for your needs! This property is situated in an ideal location, being only a few minutes away from multiple schools and a beautiful community lakeside beach for you to enjoy. Book your showing today! Don't miss this wonderful opportunity to call this house home! (id:6769)

Primary Bedroom 11.33 Ft x 13.67 Ft

Laundry room 7.92 Ft x 6.25 Ft

4pc Bathroom 9.25 Ft x 11.67 Ft

4pc Bathroom 7.92 Ft x 4.92 Ft

Bedroom 10.25 Ft x 9.25 Ft

Bedroom 10.33 Ft x 10.33 Ft

Living room 13.42 Ft x 14.33 Ft

Kitchen 12.08 Ft x 14.33 Ft

Dining room 12.50 Ft x 11.75 Ft

Pantry 1.75 Ft x 2.58 Ft

2pc Bathroom 2.75 Ft x 6.92 Ft

Other 6.17 Ft x 7.67 Ft

Other 5.25 Ft x 6.00 Ft

Office 5.33 Ft x 8.83 Ft

Listing Presented By:



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CIR Realty

<http://www.sunnywang.ca>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)