



98 Marquis Common Calgary Alberta

\$670,000

This beautifully upgraded home in Mahogany is a perfect balance of modern updates and everyday comfort, set in one of Calgary's most popular lake communities. Boasting over 1,700 sq. ft. of thoughtfully designed living space, this home is move-in ready with a long list of upgrades that enhance both its function and charm. Step inside to discover a bright, open-concept main floor featuring soaring ceilings and an inviting living space centered around a cozy fireplace. A front den/flex room offers incredible versatility--ideal for a home office, play area, or reading nook. The kitchen has been tastefully updated with new cabinet hardware, a stylish backsplash, a modern faucet, and a full suite of LG appliances. A gas hookup is already in place should you wish to switch to a gas stove. The adjacent dining area is elevated by elegant wainscoting, creating the perfect setting for gatherings. Throughout the home, new light fixtures and recessed pot lights add a fresh, modern touch, while every window (including the back door) is adorned with brand-new blinds for added privacy and style. Upstairs, the spacious primary suite offers a tranquil retreat with a walk-in closet and a beautifully refreshed ensuite featuring new faucets, cabinet hardware, and updated lighting. Two additional bedrooms, a 4-piece main bath with new fixtures, and a conveniently located laundry area complete the upper level. Downstairs, the basement is ready for future development, providing endless possibilities to expand your living space. Outside, the backyard is designed for relaxation and entertainment, featuring new landscaping, and a newly painted deck (Summer 2024) --perfect for cozy evenings under the stars. The oversized double garage offers ample storage, with the garage door recently serviced and recalibrated. Additional updates include air conditioning (April 2022), fresh paint throughout...

Foyer 8.58 Ft x 8.00 Ft

Den 9.33 Ft x 12.50 Ft

Kitchen 15.92 Ft x 13.00 Ft

2pc Bathroom 4.67 Ft x 5.25 Ft

Living room 14.92 Ft x 12.00 Ft

Dining room 10.92 Ft x 9.08 Ft

5pc Bathroom 13.83 Ft x 8.33 Ft

Primary Bedroom 17.33 Ft x 14.25 Ft

4pc Bathroom 5.00 Ft x 8.25 Ft

Bedroom 8.92 Ft x 11.75 Ft

Bedroom 13.42 Ft x 8.83 Ft

Listing Presented By:



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