



# 118 Marquis Common Calgary Alberta

\$650,000

Welcome to your beautiful 3 bedroom, 3.5 bath, two storey detached home in the heart of Mahogany. This gorgeous corner lot boasts a stunning dark lvp flooring on the main and open concept living with a staircase that greets you at the door. Lots of natural light and a neutral palette fill the home. Your living room off the front is a good size and allows you to entertain guests while they flow through the main floor. The dining room is a good size and allows for sizeable dining table and flows into your stunning kitchen. The chefs kitchen showcases stainless steel appliances, granite counters, shaker style cabinets with a sit up peninsula perfect for kids and family. A mudroom finishes the level. On your way up the stairs you have an office or den/flex space that leads you upstairs. This home has the 2 Master floorplan with two large bedrooms and two ensuites and walk in closets. It also has an upstairs laundry making life easier! The basement is fully finished with an illegal suite done by professionals. It features a wrought iron railing down, lvp flooring, a good size bedroom and full bath with separated laundry (giving you two laundry rooms) and living area and kitchen with tons of storage, counter space, fridge, dishwasher and stove. Great for university students or live in nanny or mother in law space and future suite potential but a great space! Outside you have a low maintenance fenced yard and a PAD that is ready for a triple car detached garage. This corner lot has so much going for it with an alley behind and ample parking your family will be set up for a long time. With lake access in one of the most sought after communities! So many great shops and stores and pubs nearby with the lake that is great for families. This is an incredible home and investment! Dont wait. (id:6769)

3pc Bathroom 5.50 Ft x 12.75 Ft

Bedroom 11.67 Ft x 10.00 Ft

Den 9.42 Ft x 8.75 Ft

Dining room 7.83 Ft x 7.83 Ft

Kitchen 8.25 Ft x 8.83 Ft

Furnace 5.67 Ft x 8.83 Ft

2pc Bathroom 4.92 Ft x 5.08 Ft

Dining room 10.67 Ft x 14.67 Ft

Kitchen 12.83 Ft x 8.92 Ft

Living room 12.92 Ft x 17.42 Ft

4pc Bathroom 4.92 Ft x 8.50 Ft

4pc Bathroom 8.50 Ft x 10.33 Ft

Bedroom 13.00 Ft x 15.92 Ft

Laundry room 5.75 Ft x 8.83 Ft

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

Listing Presented By:



Originally Listed by:  
Real Broker

**RE/MAX Realty Professionals**

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Den 4.92 Ft x 8.92 Ft

Primary Bedroom 19.00 Ft x 11.08 Ft