



# 14 Marquis Gardens Calgary Alberta

\$739,000

**\*\*\*Buyer Incentive! Seller offering 4k cashback from purchase price upon closing!!!** Welcome to 14 Marquis Gardens SE, nestled in the heart of a vibrant lake community where convenience meets comfort. This charming home offers a perfect blend of space and functionality, ideal for families looking to settle in a dynamic neighborhood. Upon entering, you are greeted by a well-appointed interior that seamlessly combines modern touches with cozy appeal. The main floor features a spacious living room with hardwood floors, a well-equipped kitchen with stainless steel appliances, and a dining area perfect for hosting gatherings. Upstairs, you'll find three generously sized bedrooms, offering plenty of room for rest and relaxation. The master bedroom boasts ample closet space and ensuite 4-piece bathroom, creating a serene retreat after a long day. The fully developed basement adds versatility to this home, providing additional living quarters complete with a bathroom and an extra bedroom. Whether for guests or a growing family, this space offers endless possibilities. Outside, a detached garage provides secure parking and extra storage, complementing the convenience of the home. The property includes blinds throughout, ensuring privacy and comfort. For those with children, schools are conveniently located just a 5-minute walk away, while the public bus stop is a mere 1-minute walk from your doorstep, making mornings stress-free. Recent preparations include a thorough cleaning of the ducts and a freshly serviced furnace, ensuring optimal indoor air quality and efficiency throughout the seasons. To top it off, all furniture is available for sale, offering a turnkey option for those looking to move right in and make this house their home. Don't miss the opportunity to own this gem in a sought-after lake community. Schedule your viewing today and envision the possibilities that...

Primary Bedroom 13.58 Ft x 13.42 Ft  
 4pc Bathroom 11.67 Ft x 9.17 Ft  
 Bedroom 10.25 Ft x 9.17 Ft  
 Bedroom 10.25 Ft x 9.25 Ft  
 4pc Bathroom 7.92 Ft x 4.92 Ft  
 Family room 17.50 Ft x 12.25 Ft

3pc Bathroom 6.92 Ft x 7.33 Ft  
 Storage 11.25 Ft x 4.75 Ft  
 Living room 13.08 Ft x 12.92 Ft  
 Kitchen 14.33 Ft x 11.50 Ft  
 Dining room 12.25 Ft x 9.00 Ft  
 2pc Bathroom 6.83 Ft x 2.67 Ft

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

Listing Presented By:



Originally Listed by:  
 2% Realty

**RE/MAX Realty Professionals**

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Bedroom 11.92 Ft x 11.08 Ft

Office 8.75 Ft x 5.33 Ft