



195 MARQUIS COMMON

195 Marquis Common Calgary Alberta

\$679,000

OPEN HOUSE SATURDAY DEC 13 - 2:30 p.m. to 4 p.m. | *Park facing home with easy access to 52nd st *Front Porch *Separated Living room with a Fireplace *Homebuilder quality finished basement *Double Detached Garage . Welcome to your new home in the Marquis section of Mahogany! This South Backyard lane home sits just one lot away from the corner--giving you the convenience and open feel of a corner lot without the added upkeep. Right across from a beautiful park and with a sunny south backyard, it's perfectly positioned for everyday living. You'll also love the quick access in and out of the community from 52nd Street SE. Upgrades include durable composite siding, a welcoming front porch, and a cozy main floor fireplace that makes the living space feel warm and inviting. The backyard is fully landscaped with attractive limestone and features a double detached garage, offering plenty of space for parking and storage. And, brand new carpets and interior paint. Inside, the main floor has a bright open layout with a modern kitchen, stainless steel appliances, and lots of natural light. Upstairs are three comfortable bedrooms, including a primary suite with a private ensuite. Plus, living in Mahogany means walking paths, playgrounds, wetlands, and full lake access with beaches, swimming, skating, and year-round activities right at your doorstep. Plus, schools are within close walking distance, making it easy for families with children. A fantastic choice for first-time buyers, young families, upsizing, downsizing or anyone looking to enjoy the best of lake community living. (id:6769)

4pc Bathroom 5.17 Ft x 10.17 Ft

Bedroom 11.00 Ft x 10.17 Ft

Recreational, Games room 16.17 Ft x 11.58 Ft

Furnace 19.17 Ft x 10.92 Ft

2pc Bathroom 15.08 Ft x 4.92 Ft

Kitchen 10.17 Ft x 11.42 Ft

Dining room 15.08 Ft x 10.17 Ft

Living room 15.33 Ft x 12.17 Ft

4pc Bathroom 7.83 Ft x 4.92 Ft

4pc Bathroom 8.00 Ft x 5.92 Ft

Bedroom 10.17 Ft x 8.67 Ft

Bedroom 10.33 Ft x 11.25 Ft

Primary Bedroom 15.00 Ft x 11.58 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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