



195 Marquis Common Calgary Alberta

\$619,000

Significantly repositioned in price, this park-facing home offers a rare traditional main-floor layout featuring an enclosed living room fully separated from the kitchen and dining areas, builder-finished basement, brand-new carpets, and a double detached garage. Beautifully maintained, the home was built by Hopewell Residential (formerly Sabal Homes), the developer behind the award-winning Mahogany community. Ideally positioned one lot off the corner, this south-backyard lane home offers the openness of a corner lot without extra maintenance. Located across from a scenic park and steps to pathways, it blends everyday comfort with outdoor living. The home features durable Hardie board/composite siding and a full-width front porch overlooking the park -- a unique design feature enhancing curb appeal. The enclosed main-floor living room with fireplace provides a warm, defined space -- a welcome reverse of today's open-concept trend. Fresh interior paint complements the brand-new carpets. The bright kitchen offers stainless steel appliances and abundant natural light. Upstairs includes three well-sized bedrooms, including a primary suite with private ensuite. The builder-finished basement adds flexible living space for a family room, office, or gym. The fully landscaped south-facing backyard with limestone finish leads to a spacious double detached garage. Enjoy Mahogany's four-season lake access, beaches, skating, wetlands, schools, and extensive pathways -- with West Beach and Main Beach both nearby. (id:6769)

5pc 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
Dining room 15.08 Ft x 10.17 Ft

Living room 15.33 Ft x 12.83 Ft
5pc Bathroom 7.83 Ft x 4.92 Ft
5pc Bathroom 8.00 Ft x 5.92 Ft
Bedroom 10.17 Ft x 8.67 Ft
Primary Bedroom 15.00 Ft x 11.58 Ft
Bedroom 11.00 Ft x 10.17 Ft

Listing Presented By:



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