



# 22 Marquis Heights Calgary Alberta

\$775,000

Pristine 2+2 bedroom bungalow situated in the welcoming community of Mahogany, seamlessly BACKING ONTO SCENIC WALKING AND BIKING PATHS. Boasting an expansive 2,400 sq ft of meticulously developed living space, this home offers a perfect blend of style and functionality. Step inside the inviting open main level adorned with hardwood floors and lofty ceilings. The heart of the home, the kitchen, is a culinary masterpiece featuring quartz countertops, a generous island/eating bar, ample storage space, and brand-new stainless steel appliances--including a 5-burner gas range with an electric stove, Bosch dishwasher, Samsung fridge, and water purifier. The adjacent spacious dining area is ideal for hosting gatherings. The living room, adorned with a floor-to-ceiling feature fireplace, seamlessly connects to the kitchen, creating an inviting space for both family time and entertaining. Two bedrooms, a 4-piece main bath, and a laundry/mudroom complete the main level. The luxurious primary bedroom boasts a walk-in closet and a private 5-piece ensuite featuring dual sinks, a tranquil soaker tub, and a separate shower. The basement is thoughtfully developed, offering new carpeting throughout, a substantial family room, two additional bedrooms, and another 4-piece bath. This home is not only aesthetically pleasing but also equipped with practical features, including fresh paint, a new high-efficiency furnace, central air conditioning, central vacuum system, alarm system, doorbell camera, water softener, steam humidifier, Lennox pure air filtration system, Nest thermostat, and Hunter Douglas blinds. Step into the outdoors and appreciate the convenience of a double attached front garage with heater, an underground sprinkler system, and a backyard oasis featuring a hot tub and a brand-new deck. Strategically located, this residence offers proximity to Mahogany Lake with its summer...

Family room 38.00 Ft x 13.92 Ft

Bedroom 11.33 Ft x 9.42 Ft

Bedroom 11.92 Ft x 11.25 Ft

4pc Bathroom Measurements not available

Kitchen 14.17 Ft x 8.67 Ft

Dining room 14.17 Ft x 9.92 Ft

Foyer 11.00 Ft x 7.67 Ft

Laundry room 8.92 Ft x 6.50 Ft

Primary Bedroom 14.67 Ft x 11.92 Ft

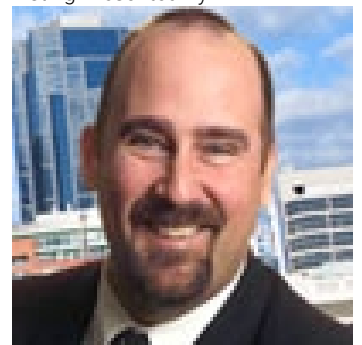
Bedroom 11.42 Ft x 10.00 Ft

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available

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

Listing Presented By:



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Living room 14.58 Ft x 14.50 Ft