



300 Marquis Heights Calgary Alberta

\$689,900

Charm meets convenience in this well-maintained two-storey detached home in Mahogany, offering nearly 1,700 sq. ft above-grade space. In this award-winning 4-Season lake community, residents enjoy exclusive access to 63 acres of water, private beaches, a kids' splash park, 22km of pathway & 74 acres of restored wetlands. Inside, a bright foyer with a convenient front closet and very discreet powder room leads into the open-concept main floor. This sought-after central kitchen design offers stainless steel appliances, a central island with bar seating, granite countertops, a tiled backsplash, ample cabinetry, and generous prep space. A cozy, carpeted den, just off the dining area, complete with large windows and built-in shelving, creates a versatile space for a home office, with enough room for both partners to work from home or use it as a playroom, study nook, or reading spot. The living area is filled with natural light thanks to the oversized windows and features a gas fireplace framed with tile and custom wood detailing. The large mud room is perfect for kids loading and unloading from the oversize deck and garage. This home also includes central A/C for year-round comfort. Upstairs, the primary suite offers a peaceful retreat with a large walk-in closet and a spa-inspired 5-piece ensuite featuring dual sinks with granite countertops, a soaker tub, and a tiled walk-in shower. Two additional bedrooms, a 4-piece bathroom, and a dedicated laundry room with storage space for cleaning supplies complete the upper level. The fully custom-designed and developed basement adds even more living space, including a spacious rec room with a cozy fireplace, an extended wet bar with quartz counters and a brand-new full-size fridge, a comfortable 4th bedroom, and a modern 3-piece bathroom. This \$40,000 development also included ceiling sound bars for enhanced sound mitigation....

Bedroom 11.08 Ft x 10.67 Ft

Recreational, Games room 19.83 Ft x 14.08 Ft

3pc Bathroom Measurements not available

Living room 14.50 Ft x 11.92 Ft

Kitchen 13.42 Ft x 8.58 Ft

Dining room 10.75 Ft x 9.00 Ft

2pc Bathroom Measurements not available

Primary Bedroom 14.08 Ft x 12.83 Ft

Bedroom 10.92 Ft x 8.83 Ft

Bedroom 11.67 Ft x 8.83 Ft

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available

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Listing Presented By:



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