

207 Marquis Lane SE  
Calgary, Alberta

MLS # A2277321



**\$435,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,362 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Faces Front, Heated Garage, Tandem		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 278
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b> Sound	Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Vinyl Windows, Wired for		
<b>Inclusions:</b>	Wired Speakers, Garage Heater (electric)		

We're pleased to present this modern townhouse in the highly sought-after lake community of Mahogany. This unit presents an excellent opportunity for prospective homeowners, featuring low condo fees and a fabulous open floor plan. This high-end build features a spacious living area filled with abundant natural light streaming through large windows that highlight the luxury vinyl plank floors, updated fixtures, high-end wall coverings and other aesthetic accents that make it feel as though you're in a show home. This is not the wall paper from Grandma and Grandpa's house, this is made from luxurious natural fibers like silk, velvet, grasscloth (jute, hemp, reed), and even real wood veneers, often with hand-finished details, metallic threads, or applied to durable non-woven or fabric backings for superior texture, depth, and longevity, moving beyond standard paper to offer rich, tactile finishes. Some other value added updates include; heated tile floor at the entry, new furnace (2025), Tesla charge station, new Samsung washer & dryer, top-down/bottom-up window shades, added plugs in kitchen island, and a heater in the garage! The kitchen showcases sleek cabinetry with a wood grain effect in tones of dark wood and greys, perfectly accented by a mosaic tiled backsplash. Stainless steel appliances, granite countertops, and an island with seating space add both functionality and style to this culinary haven. Adjacent to the kitchen, the generous dining area opens to a balcony equipped with a gas line for BBQs, making it an ideal spot for entertaining guests. A cozy living room is a must and the included surround sound speakers will be an added bonus. Additionally, a powder room on the main floor with updated tile flooring caters to your visitors. The upper level features a primary bedroom complete with a four-piece en-suite bathroom and a spacious walk-in

closet, with natural light so you'll know if your top and bottoms actually match! This level also includes two additional bedrooms, a family bathroom, and a convenient laundry area. The air conditioning and a tandem heated garage with ample space for two vehicles under covered with a 3rd in the driveway and additional storage will be major checkmarks for your lifestyle. The visitor parking stalls are right across the street from your driveway, so your guests won't mind coming over at all. Additionally, the location is prime and is just steps away from both Public and Catholic schools and within walking distance to the lake, which offers year-round recreational activities for residents. The amenities at Westman Village, Mahogany Village, Auburn Station, and Seton are easily accessible, as well as major routes like Stoney and Deerfoot trails, making this townhouse a perfect blend of convenience and comfort. Don't hesitate to book a showing today, we're happy to accommodate!