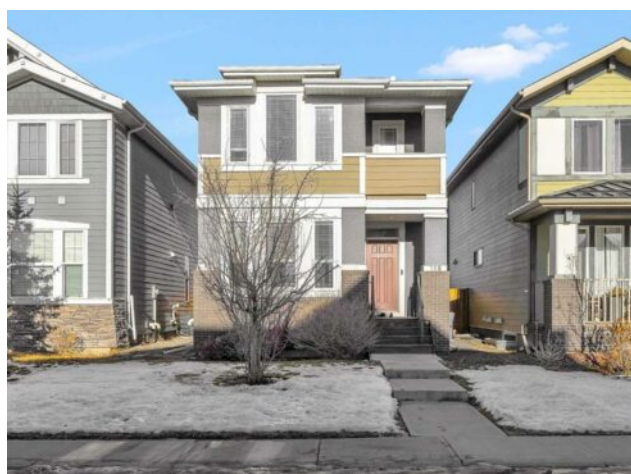


**166 Marquis Heights SE
Calgary, Alberta**

MLS # A2279389



\$619,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,355 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan		

Inclusions: None

****Open House: 1 -4 pm, Sun, Jan 25**.** Modern upgrades and bright, functional living come together in this fully finished and MOVE-IN READY 2-storey detached home in the award-winning lake community of Mahogany. Offers 3+1 bedrooms, 3.5 bathrooms, a double detached garage, a fully developed basement and fresh paint throughout. Central A/C for those hot summer days. Quick possession available! The open-concept main floor is warm and welcoming, featuring a sun filled-living room with brand new carpet. a well-appointed central kitchen with a large quartz island, ample cabinetry, generous counter space, and SS appliances including a brand new fridge. Spacious dining area opens directly onto a huge 12x20 deck—perfect for summer BBQs, outdoor dining, or relaxing evenings in the private and fenced backyard (no neighbours behind). A convenient 2-pc bathroom completes the main level. Upstairs, the primary bedroom offers a private retreat with a walk-in closet and 4-piece ensuite, and a sunny balcony is great for morning coffee or reading a book. Complemented by 2 additional bedrooms and another full bath on this level. The fully developed basement adds excellent versatility with a large family/rec room, a 4th bedroom, and a 4pc bath—ideal for guests or a home office. Lots of storage space in the mechanical room and under the stairs. Outside, the backyard leads to the double detached garage, providing both parking and extra storage. Ideally located with easy access to Mahogany's lake and beaches, residents enjoy amazing four-season amenities, plus access to nearby schools, parks, playgrounds, scenic pathways, and quick access to Mahogany Village Market, shopping, restaurants, transit, and major roadways. An outstanding opportunity to enjoy lake living at its best!