

## 19 Marquis Gardens SE Calgary, Alberta

MLS # A2279974



# \$709,900

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,711 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Heated Garage, Insulated, Oversized, Rear Drive		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Private, Rectangular Lot, Tre		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows

**Inclusions:** tv mounts, no tv's included

Welcome to this beautifully finished home in the highly desirable lake community of Mahogany! Located just blocks from the stunning 22-acre wetlands, schools, playgrounds and the lake—an ideal setting for families and outdoor enthusiasts. Thoughtfully upgraded throughout, the home features modern lighting, stylish countertops, and built-in fireplace. The main floor offers one of the most sought-after layouts, complete with two inviting sitting areas, a spacious dining room perfect for gatherings, and a huge kitchen island that serves as the heart of the home. Upstairs, the serene master retreat provides a peaceful escape with its walk-in closet and luxurious 5-piece ensuite. Two additional bedrooms, a bathroom and upstairs laundry complete the upper level, providing flexible space for family or guests. The newly finished basement (2024) enhances the home with a bright rec room/flex space, an additional bedroom, and a contemporary 3-piece bathroom—ideal for hosting visitors, hobbies, or movie nights. Outside, enjoy sunny afternoons on the oversized composite deck, perfect for entertaining or relaxing. Additional value comes from the oversized heated garage with 8' door. Full roof replacement completed in 2021 with hail-resistant shingles—an upgrade that offers peace of mind. With its thoughtful upgrades, functional layout, and exceptional location near natural amenities and community conveniences, this home presents an outstanding opportunity in one of Calgary's most sought-after neighborhoods. Call your favorite realtor, and come see this wonderful family home today!