

**41 Marquis Common SE  
Calgary, Alberta**

**MLS # A2287342**

**\$649,900**



<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,701 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		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Granite Counters, Kitchen Island, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	n/a		

Welcome to this beautifully maintained detached home in the highly desirable lake community of Mahogany. Located on a quiet street, this two-storey residence offers over 1,700 sq. ft. of thoughtfully designed living space, complete with 3 bedrooms, 2.5 bathrooms, and a double detached garage. Step inside to discover rich hardwood flooring that flows seamlessly throughout the main level. The open-concept layout is ideal for both everyday living and entertaining, connecting the spacious living room to the dining area and contemporary kitchen. The kitchen is a true standout, featuring dark espresso cabinetry, updated stainless steel appliances, granite countertops, a large central island, and a separate pantry for added convenience. A versatile main-floor den provides the perfect space for a home office or study area. Upstairs, you'll find three generously sized bedrooms, including a primary retreat complete with a walk-in closet and luxurious 5-piece ensuite. The unfinished basement offers endless potential - ready for your personal touch to create additional living space, a home theatre, or a recreation area. Enjoy outdoor living in the low-maintenance backyard, highlighted by a large deck - perfect for summer barbecues and entertaining guests. As a resident of Mahogany, you'll enjoy year-round access to the community's private lake and exceptional amenities, offering endless recreation opportunities in every season. Ideally located close to schools, playgrounds, shopping, and dining, this exceptional family home combines comfort, style, and convenience. Don't miss your opportunity to own in one of Calgary's most sought-after communities - book your private showing today!