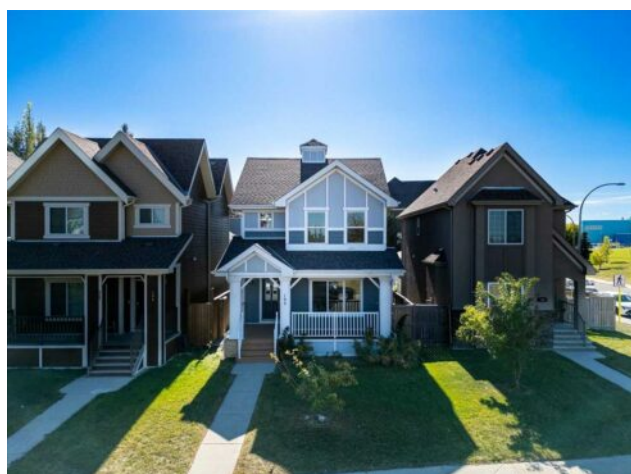


**195 Marquis Common SE  
Calgary, Alberta**

**MLS # A2287670**



# \$649,000

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,508 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Central Vacuum, Granite Counters, Kitchen Island		

**Inclusions:** None

Park-facing home with easy access, a rare enclosed living room with fireplace, builder-finished basement, and double detached garage. Welcome to this beautifully maintained home in the sought-after Marquis section of Mahogany. Ideally positioned just one lot off the corner, this south-backyard lane home offers the openness of a corner lot without the added maintenance. Located directly across from a scenic park and steps from walking paths, it's perfectly suited for both everyday living and outdoor enjoyment. The home features durable composite siding, a charming front porch, and a cozy main-floor fireplace with an elegant mantle, creating a warm and inviting living space. The fully landscaped south-facing backyard is finished with attractive limestone and includes a double detached garage with ample space for parking and storage. Brand-new carpet and fresh interior paint add to the move-in-ready appeal. Inside, the main floor offers a bright, open layout with a modern kitchen, stainless steel appliances, and abundant natural light. Upstairs, you'll find three well-sized bedrooms, including a comfortable primary suite complete with a private ensuite. The builder-finished basement provides additional living space—ideal for a family room, home office, or recreation area. Enjoy everything Mahogany is known for, including full four-season lake access, beaches, swimming, skating, wetlands, playgrounds, and extensive walking paths. West Beach and Main Beach are nearly equidistant, offering convenient access to either. Schools are within close walking distance, making this an excellent option for families. A fantastic opportunity for first-time buyers, young families, or anyone seeking the lifestyle benefits of Calgary's premier lake community.