

# \$675,000 - 49 Marquis Common Se, Calgary

MLS® #A2214954

**\$675,000**

4 Bedroom, 4.00 Bathroom, 1,640 sqft

Residential on 0.08 Acres

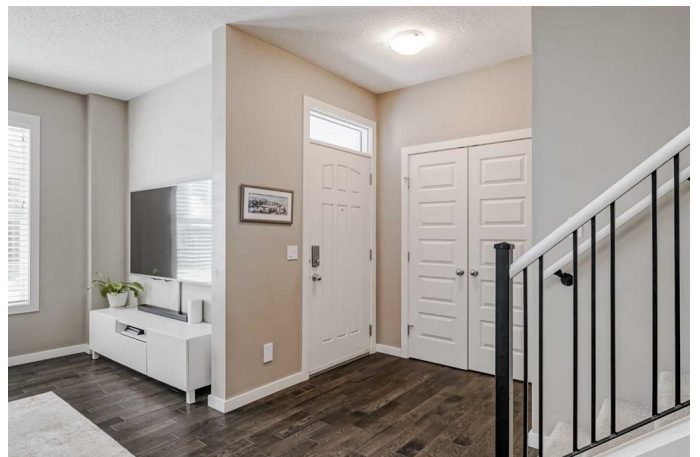
Mahogany, Calgary, Alberta

Welcome to your dream home in Calgary's award-winning lake community of Mahogany! This beautifully maintained Creekside model by Stepper Homes offers impressive curb appeal and over 2,200 sq ft of developed living space, complete with thoughtful upgrades throughout.

Step inside to discover soaring 9'™ ceilings, rich hardwood floors, and an open-concept layout that includes a main floor den and a stunning kitchen. Featuring quartz countertops, extended maple shaker cabinetry, stainless steel appliances with a gas range, and designer lighting, this space is perfect for cooking and entertaining.

Upstairs, you'll find 3 spacious bedrooms, including a large primary suite with a private balcony, perfect for morning coffee or unwinding in the evening, along with a convenient upper-level laundry room. The professionally finished basement adds incredible value, offering a large recreation room, a fourth bedroom, and a generously sized bathroom, ideal for guests or a growing family.,

Enjoy your sunny, west-facing backyard that's beautifully landscaped and perfect for entertaining on the oversized back deck. A heated double detached garage completes this fantastic home.



Located just blocks from the wetlands, public and Catholic schools, and community amenities, this home provides the perfect lifestyle for you and your family. And for added comfort, it also comes with A/C!

Built in 2013

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2214954    |
| Price          | \$675,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,640       |
| Acres          | 0.08        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 49 Marquis Common Se |
| Subdivision | Mahogany             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3M 1N8              |

### Amenities

|                |                                |
|----------------|--------------------------------|
| Amenities      | Beach Access, Park, Playground |
| Parking Spaces | 2                              |
| Parking        | Double Garage Detached         |
| # of Garages   | 2                              |

### Interior

|                   |               |
|-------------------|---------------|
| Interior Features | High Ceilings |
|-------------------|---------------|

|              |                                                                                                                  |
|--------------|------------------------------------------------------------------------------------------------------------------|
| Appliances   | Central Air Conditioner, Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating      | Forced Air, Natural Gas                                                                                          |
| Cooling      | Central Air                                                                                                      |
| Has Basement | Yes                                                                                                              |
| Basement     | Finished, Full                                                                                                   |

## Exterior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Private Entrance, Private Yard                                                   |
| Lot Description   | Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Level, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                                                           |
| Construction      | Brick, Composite Siding, Wood Frame                                                       |
| Foundation        | Poured Concrete                                                                           |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 10            |
| Zoning         | R-G           |
| HOA Fees       | 582           |
| HOA Fees Freq. | ANN           |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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