

# \$655,000 - 325 Marquis Heights Se, Calgary

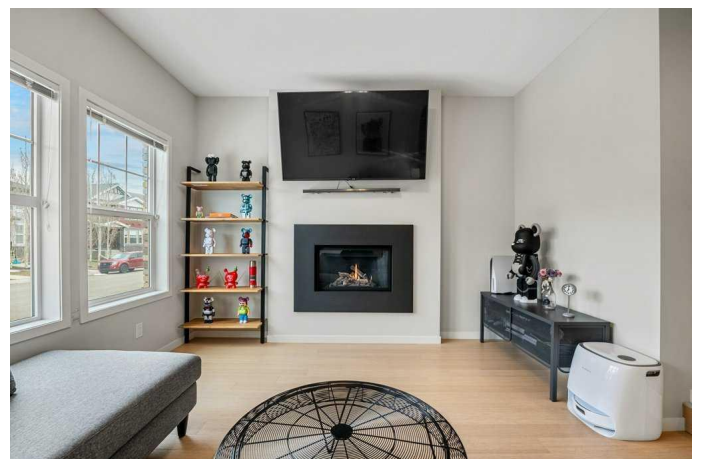
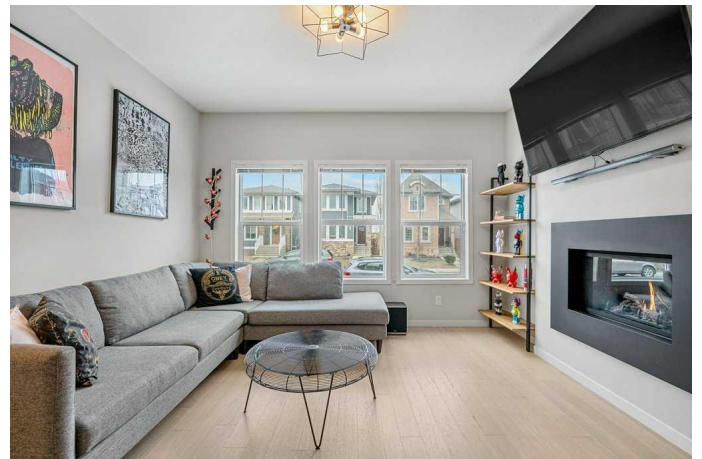
MLS® #A2201759

**\$655,000**

3 Bedroom, 3.00 Bathroom, 1,581 sqft  
Residential on 0.07 Acres

Mahogany, Calgary, Alberta

Lakeside living at its finest! Picture your perfect location, a South backyard on a traditional lot walking distance to Mahogany's 2 schools, the Preserved Wetlands, transit with only a quick drive to the Urban center for all of today's necessities. One of the most popular plans in the community offering over 1,580 square feet of pristine developed space. Hardi-board and brick exterior, a 22x22 oversized double detached garage, fully fenced yard and composite decking. Enter into 9' ceilings, a front lifestyle room with focal gas fireplace, side home office and a bright family size dining area with 2 added transom windows. Scandinavian style throughout with beach wood color flooring and classic white cabinetry. The back kitchen boasts quartz counters, extended height cabinets, a gas stove within the full stainless steel appliance package, a brand new fridge, under mount sink, tiled backsplash and an oversized window to your private yard. A rear mudroom and 2-piece bath complete this space. Open rail to the upper plan is home to 2 rear kids rooms including one with a walk-in closet, a 4-piece tiled bath with tub surround, added tile accents and storage vanity. Enjoy the convenience of your upper laundry room and a front primary bedroom home to a walk-in closet, vaulted ceiling and a 5-piece en-suite bath with his and her sinks, a full-size shower, deep soaker tub and subway tiled accents. Reverse osmosis and water softener system included, this is the location, plan, design and



style to suit any buyers needs all wrapped around the award 4 season community of Mahogany!

Built in 2014

### **Essential Information**

MLS® #	A2201759
Price	\$655,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,581
Acres	0.07
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	325 Marquis Heights Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2A7

### **Amenities**

Amenities	Party Room, Playground, Recreation Facilities, Roof Deck, Beach Access, Picnic Area, Racquet Courts, Recreation Room
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)
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Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Lawn, Level, Private, Rectangular Lot, Street Lighting
Roof	Asphalt
Construction	Brick, Cement Fiber Board
Foundation	Poured Concrete

## Additional Information

Date Listed	April 4th, 2025
Days on Market	1
Zoning	R-G
HOA Fees	582
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX First
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