



**GRASSROOTS**  
REALTY GROUP

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**49 Marquis Common SE**  
**Calgary, Alberta**

**MLS # A2214954**



**\$675,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Mahogany   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 1,640 sq.ft.   | <b>Age:</b>   | 2013 (12 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, Back Yard, Few Trees, Front Yard, Landscaped, Level, Low Main |               |                   |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood, Laminate | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                          | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, 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>   | High Ceilings                            |                   |     |

**Inclusions:** n/a

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!