



GRASSROOTS
REALTY GROUP

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264 Marquis Heights SE
Calgary, Alberta

MLS # A2218664



\$639,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,479 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

*** OPEN HOUSE June 15 3PM TO 5PM *** Check out this outstanding three-bedroom detached home nestled in the quiet and highly sought-after lake community of Mahogany. This beautifully upgraded family home offers a rare opportunity to enjoy a spacious yard with no neighbours behind—perfect for added privacy and outdoor living. From its elegant stucco and stone exterior to the high-end finishes inside, every detail has been thoughtfully designed to impress. Step inside to find a sun-drenched main floor featuring a front family room that flows seamlessly into the stunning gourmet kitchen and bright dining nook. The kitchen is truly the heart of the home, boasting tall, dark-stained cabinetry, sleek quartz countertops, and stainless steel appliances—all set against the backdrop of smoky grey stained maple hardwood floors. This space feels both luxurious and inviting, ideal for cooking, entertaining, and everyday living. Upstairs, you’ll find three spacious bedrooms, including a generous primary retreat complete with a four-piece ensuite and a walk-in closet that offers ample room for any wardrobe. The additional bedrooms are perfect for kids or guests and share a well-appointed four-piece bath. A convenient upper-level laundry room adds to the home’s functional layout. The fully finished basement is open and versatile, offering endless possibilities for a home theatre, fitness area, playroom, or office. Additional features include a high-efficiency furnace and a direct vent hot water tank, ensuring comfort and energy savings year-round. Oversized HEATED Double Car Garage for added convenience. Located just minutes from Mahogany Lake, parks, schools, and vibrant local amenities, this home truly has it all. Don’t miss your chance to live in one of Calgary’s most desirable communities—Call your

favorite Realtor® today!