



GRASSROOTS
REALTY GROUP

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25 Marquis Place SE
Calgary, Alberta

MLS # A2220713



\$629,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,567 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to Mahogany, one of Calgary's most sought-after communities! This incredible four-season lake community offers a wealth of amenities for residents to enjoy year-round. Nestled in a tranquil cul-de-sac, this charming family home boasts a prime location with schools just a short stroll away, making mornings effortless and days more enjoyable. Children can safely play on the quiet street while forming friendships with neighbors. Inside, the open-concept floor plan is designed for modern living, featuring 9' ceilings on the main floor, hardwood flooring, and a seamless layout connecting the living, dining, and kitchen spaces. The kitchen is a chef's dream with quartz countertops, an upgraded stainless steel appliance package, and stylish railing details, while a cozy den off the entryway offers the perfect space for a home office, reading nook, or music room. Upstairs, you'll find three generously sized bedrooms, including a spacious primary suite with a luxurious five-piece ensuite featuring a soaker tub, dual sinks, a shower, and a walk-in closet, along with two additional bedrooms and a four-piece bathroom. The west-facing backyard is a private retreat, complete with a large deck and an oversized garage pad—perfect for enjoying morning coffee or evening relaxation. With its prime location within walking distance of schools, parks, and the community's scenic pathway system, this Mahogany home offers the perfect blend of tranquility and convenience. Don't miss out on this incredible opportunity—schedule your viewing today and step into a home designed for making lasting memories!