



GRASSROOTS
REALTY GROUP

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280 Marquis Heights SE
Calgary, Alberta

MLS # A2235970



\$615,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,353 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Quartz Counters		

Inclusions: n/a

This classically designed home presents an inviting open floor plan, featuring elegant hardwood flooring throughout the main level. The welcoming living room, positioned at the front of the home, is bathed in natural light from abundant windows at both the front and rear. The heart of the home is a superb kitchen, equipped with ample cabinetry, a generously sized island, and pristine quartz countertops, complemented by a comfortable eating area. The private backyard offers a delightful deck and a convenient double detached garage. Upstairs, three well-proportioned bedrooms await, including a primary suite complete with a walk-in closet and a refined 3-piece ensuite featuring tasteful tile flooring. It also has a private balcony to enjoy. A well-appointed 4-piece bath serves the additional bedrooms. The undeveloped basement provides a blank canvas for future customization, with laundry facilities already in place. The home comes with Central Air to keep you cool in the summer months. Situated within a highly desirable lake community, residents will enjoy access to extensive shopping, diverse restaurants, excellent schools, and effortless connectivity to Stoney Trail.