



GRASSROOTS
REALTY GROUP

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242 Marquis Court SE
Calgary, Alberta

MLS # A2236037



\$624,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,277 sq.ft.	Age:	2016 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Garden		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Composite Siding, Masonite, Wood Frame, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Chandelier, Closet Organizers, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Looking to live in a Lake Community? This is your opportunity - MAHOGANY LAKE and under \$625K! This modern home is situated in a cozy cul-de-sac & is family-friendly. Plus! A "CHEFS" kitchen with UPGRADED Stainless Steel appliances (gas cooktop), pantry, plenty of cupboard space, upgraded quartz counter-tops with subway back-splash tiles, full height cabinets & peninsula island with a flush eating bar and under-mount stainless steel sink. The living and dining room, foyer, mud room, and 2-piece bath complete the main floor. Upstairs features a spacious primary bedroom with a closet and a 4-piece en-suite, two additional bedrooms, and another full bathroom. The oversized, fenced private yard features an upper wood patio and includes an oversized double detached garage. The front covered entry with brick column details completes this home and offers the perfect space to relax and enjoy watching the kids! Upgrades include: plumbing and light fixtures, fully finished basement with an extra bedroom, bathroom, and secondary family room, 9' main floor ceilings, fridge with/ ice maker & HARDI BOARD EXT. Don't miss this chance to live in Mahogany, located only a few minutes away from schools, shopping, pathways, parks, tot lots, water preserves, and natural areas, with the main beach house featuring a sandy beach. Call your friendly REALTOR(R) today to book your viewing!