



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**63 Marquis Green SE**  
**Calgary, Alberta**

**MLS # A2242463**



**\$619,900**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,555 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Off Street, On Street, Parking Pad, Paved		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Garden, Lawn, Paved		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Laminate, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Unfinished
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Breakfast Bar, Closet Organizers, Storage, Walk-In Closet(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-G
<b>Utilities:</b>	-

**Inclusions:** NA

Welcome to 63 Marquis Green SE, Calgary &ndash; Your Ideal Home in a Vibrant Lake Community Step into this beautifully designed home located in the sought-after lake community of Mahogany. From the moment you walk through the large front door, you&rsquo;ll notice the thoughtful layout and spacious feel, accentuated by 9-foot ceilings and an open concept main floor. Enjoy a bright living space that seamlessly connects to a dedicated office area, perfect for remote work or study. The main floor also features a convenient 2-piece powder room for guests. The kitchen is a chef&rsquo;s dream, complete with stainless steel appliances, ample cupboard and counter space, and a functional layout for both cooking and entertaining. Upstairs, you&rsquo;ll find three generously sized bedrooms, including a luxurious primary suite with a spa-like 4-piece ensuite and a walk-in closet. An additional 3-piece bathroom ensures comfort and convenience for the whole family. Located on a quiet street, this home backs onto a paved rear lane, offering extra privacy and accessibility. As part of a vibrant lake community, you'll have year-round access to stunning amenities, including the beach, clubhouse, playgrounds, and walking paths. Don't miss your chance to live in one of Calgary&rsquo;s premier neighbourhoods. Schedule your private showing today!