



GRASSROOTS
REALTY GROUP

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95 Marquis Green SE
Calgary, Alberta

MLS # A2242947



\$599,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,292 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped, Low Maintenance Landscape, No Neighbours Behin		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

Welcome to your beautifully maintained oasis in Calgary's largest lake community of Mahogany—where lifestyle meets exceptional value. Step inside to a bright, open-concept main floor designed for modern living. With elegant quartz countertops, 9-foot ceilings, and a layout that flows effortlessly. This home is perfect for both everyday comfort and entertaining guests. Upstairs, you'll find three spacious bedrooms, including a serene primary suite with a private ensuite—your perfect place to unwind. Situated on a traditional lot with no rear neighbors, enjoy added privacy and extra space rarely found in this price range. The low-maintenance backyard offers room to relax, entertain, and even park a mid-size trailer, with space for two additional vehicles. Walk to top-rated schools, scenic parks, shops, restaurants, and more—all just minutes from your front door. Plus, easy access to Stoney Trail and you're only 9 minutes from South Health Campus. Whether you're a young family, first-time buyer, or savvy investor, this home checks all the boxes in one of Calgary's most sought-after neighborhoods. Don't miss your chance to own a slice of Mahogany—book your showing today!