

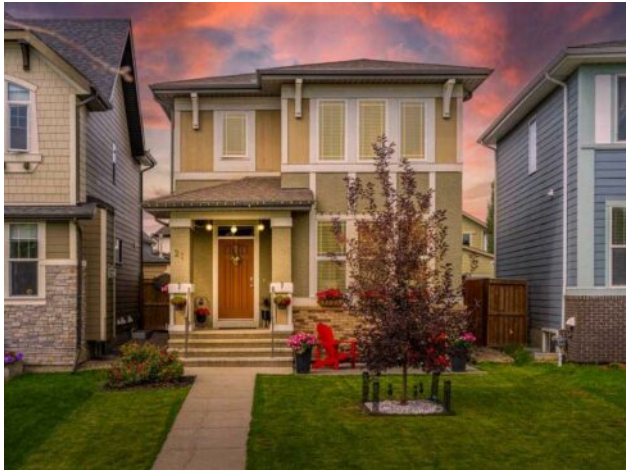


GRASSROOTS
REALTY GROUP

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21 Marquis Place SE
Calgary, Alberta

MLS # A2246270



\$725,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,712 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Close to Clubhouse, Cul-De-Sac, Front Yard, Fruit Tree		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s), WaterSense Fixture(s)		

Inclusions: In the garage: white shelving, cabinetry, a fridge, and a custom wooden workbench. Basement: Shelving along the large wall in the furnace room

Location. Lifestyle. Layout – This One Has It All! Situated on a quiet CUL-DE-SAC in Mahogany, just steps from the Mahogany Wetlands, schools, and year-round lake access, this move-in-ready home offers it all: AIR CONDITIONING, UPPER-LEVEL LAUNDRY, a HEATED WORKSHOP GARAGE, a MAIN FLOOR DEN, and a sun-filled WEST-FACING BACKYARD - all wrapped in a thoughtfully designed, fully finished layout. With 2505 sq ft of livable space including a professionally FINISHED BASEMENT, the home welcomes you with a striking stucco exterior, an oversized front yard, and a spacious front foyer. Inside, large windows flood the home with natural light, highlighting the modern lighting, updated finishes, and bright, open floor plan. The RECENTLY RENOVATED main floor offers 9’ CEILINGS and an open-concept layout centered around a stylish kitchen with QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, a PANTRY, and a central ISLAND. It flows seamlessly into the dining area and cozy living room with gas fireplace - perfect for entertaining or everyday comfort. A spacious MAIN FLOOR OFFICE/DEN offers flexibility for work or study, while the MUD ROOM WITH EXTENDED BUILT-IN LOCKERS and a tucked-away powder room bring convenience and function to busy households. Upstairs, you'll find three large bedrooms, including a primary retreat with WALK-IN CLOSET and spa-inspired 5-piece ensuite featuring QUARTZ COUNTERS and DOUBLE SINKS. The UPPER-LEVEL LAUNDRY makes daily routines efficient and convenient. Downstairs, the finished basement adds a fourth bedroom, full bathroom, and a large rec room - ideal for guests, teens, or a home gym. The OVERSIZED FURNACE ROOM offers additional BUILT-IN STORAGE, and the home is complete with CENTRAL A/C for year-round comfort. Step

outside to enjoy the low-maintenance WEST-FACING BACKYARD, complete with stamped concrete patio and a natural gas line for your BBQ - perfect for summer evenings. The home backs onto a paved alley, keeping the approach to your garage clean and accessible year-round. At the rear, the near 21X23 DOUBLE GARAGE is INSULATED, HEATED, and professionally outfitted as a dream WORKSHOP, featuring an 8' overhead door, white shelving, custom-built cabinetry, stainless steel fridge, and a custom tool bench - while still comfortably fitting two vehicles.