



GRASSROOTS
REALTY GROUP

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13 Marquis Link SE
Calgary, Alberta

MLS # A2254050



\$689,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,578 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: n/a

This is the one you've been waiting for! Step into this stunning 2-storey, 3 bedroom, 3.5 bathroom home that checks every box. With a west-facing backyard and huge deck, evenings will be filled with sunshine, BBQs, and relaxing sunsets. Plus, the oversized detached double garage gives you all the space you need for vehicles, toys, or a workshop. Inside, you'll love the brand new laminate floors and peace of mind from a new furnace. The chef's kitchen shines with granite countertops, stainless steel appliances, pantry, and endless cupboard space. Entertain with ease around the cozy 2-sided fireplace that connects your dining and living spaces. Need room to spread out? The finished basement is a dream, complete with a huge den/office, TV room, playroom, and full bathroom—perfect for kids, guests, or movie nights. Upstairs, retreat to the large primary suite with walk-in closet and ensuite. Two more bedrooms, a full bathroom, and the convenience of upstairs laundry make this floor ideal for family living. With its thoughtful updates, versatile living spaces, and unbeatable backyard, this home has it all—move-in ready and waiting for you!