



**GRASSROOTS**  
REALTY GROUP

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

**336 Marquis Heights SE**  
**Calgary, Alberta**

**MLS # A2264311**



**\$598,800**

|                  |                                                                            |               |                  |
|------------------|----------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Mahogany                                                                   |               |                  |
| <b>Type:</b>     | Residential/House                                                          |               |                  |
| <b>Style:</b>    | 2 Storey                                                                   |               |                  |
| <b>Size:</b>     | 1,305 sq.ft.                                                               | <b>Age:</b>   | 2016 (9 yrs old) |
| <b>Beds:</b>     | 3                                                                          | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Off Street, Parking Pad, RV Access/Parking                                 |               |                  |
| <b>Lot Size:</b> | 0.07 Acre                                                                  |               |                  |
| <b>Lot Feat:</b> | Back Lane, City Lot, Front Yard, Landscaped, Lawn, Level, No Neighbours Be |               |                  |

|                    |                     |                   |     |
|--------------------|---------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air          | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Vinyl Plank | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle     | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full      | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding        | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete     | <b>Utilities:</b> | -   |

**Features:** Breakfast Bar, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Data

**Inclusions:** N/A

Discover incredible value in the heart of Mahogany with this charming detached home, perfectly positioned in one of Calgary's most sought-after lake communities. Offering 3 bedrooms and 2.5 bathrooms, this thoughtfully designed home combines comfort, function, and lifestyle. The main floor welcomes you with a bright, open layout featuring a spacious living area, a modern kitchen with sleek cabinetry, and a cozy dining nook—perfect for both entertaining and everyday living. Upstairs, you'll find three generous bedrooms, including a spacious primary retreat complete with a large walk-in closet and plenty of natural light. The backyard is fully fenced and features a beautiful space for summer BBQs, relaxing evenings, and letting kids or pets play freely. A concrete parking pad and paved back alley at the rear provide off-street parking and potential for a future garage. This Hopewell-built home also boasts quartz countertops and stainless steel appliances, maintained to the highest city standards thanks to the current licensed daycare operation, ensuring exceptional cleanliness and care throughout. Located within walking distance to both the public and Catholic schools and just steps to Mahogany's pathways, lake access, and vibrant amenities, including Mahogany Plaza with Shoppers Drug Mart, Tim Hortons, Subway, Sobeys, and more. The YMCA and South Health Campus Hospital are a short drive away, with easy access to Stoney Trail and Deerfoot Trail, making commuting and recreation seamless. This is your chance to enjoy year-round lake living at an unbeatable price in a community that truly has it all.