



GRASSROOTS
REALTY GROUP

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195 Marquis Common SE
Calgary, Alberta

MLS # A2271869



\$679,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,508 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Granite Counters, Vinyl Windows		

Inclusions: Window Coverings where present

OPEN HOUSE SATURDAY DEC 13 - 2:30 p.m. to 4 p.m. | *Park facing home with easy access to 52nd st *Front Porch *Separated Living room with a Fireplace *Homebuilder quality finished basement *Double Detached Garage . Welcome to your new home in the Marquis section of Mahogany! This South Backyard lane home sits just one lot away from the corner—giving you the convenience and open feel of a corner lot without the added upkeep. Right across from a beautiful park and with a sunny south backyard, it’s perfectly positioned for everyday living. You’ll also love the quick access in and out of the community from 52nd Street SE. Upgrades include durable composite siding, a welcoming front porch, and a cozy main floor fireplace that makes the living space feel warm and inviting. The backyard is fully landscaped with attractive limestone and features a double detached garage, offering plenty of space for parking and storage. And, brand new carpets and interior paint. Inside, the main floor has a bright open layout with a modern kitchen, stainless steel appliances, and lots of natural light. Upstairs are three comfortable bedrooms, including a primary suite with a private ensuite. Plus, living in Mahogany means walking paths, playgrounds, wetlands, and full lake access with beaches, swimming, skating, and year-round activities right at your doorstep. Plus, schools are within close walking distance, making it easy for families with children. A fantastic choice for first-time buyers, young families, upsizing, downsizing or anyone looking to enjoy the best of lake community living.