



GRASSROOTS
REALTY GROUP

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

26 Marquis Heights SE
Calgary, Alberta

MLS # A2281482



\$864,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,270 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Level, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: TV Mounts

Welcome to this beautiful Mahogany home, thoughtfully designed for exceptional family living and effortless outdoor enjoyment. Truly move-in ready and ideally positioned just steps from top-rated schools, parks, tranquil wetlands, and Mahogany's highly sought-after lake and beach amenities—placing lifestyle and convenience at the forefront. Backing directly onto a scenic pathway, the backyard offers a rare extension of your living space, perfect for biking, walking, and daily outdoor adventures. Inside, recently updated luxury vinyl plank flooring spans the main level, guiding you into a stunning chef-inspired kitchen designed to impress. Featuring a gas range, sleek stainless steel hood fan, built-in wall oven, quartz countertops, and generous prep space, this kitchen seamlessly blends style and function for both entertaining and everyday life. Upstairs, three spacious bedrooms are complemented by a bright and versatile bonus room—ideal for family movie nights, a playroom, home office, or even an additional bedroom, as currently used. The primary bedroom is a private retreat, complete with dual walk-in closets and a spa-inspired ensuite featuring double vanities. The fully finished basement further enhances the home's flexibility, offering a large recreation room, an additional bedroom, and a full bathroom—perfect for guests, teens, or extended family. Step outside to your own backyard oasis, featuring a cedar deck with gas line for BBQ, a paved stone patio, custom tree lighting, and a designated area ready for a future hot tub. Designed for both entertaining and relaxation, this outdoor space is ideal for creating lasting family memories. Additional highlights include central air conditioning, a heated garage, a newer roof, newer hot water tank, Hunter Douglas blinds throughout, and a modern 5-zone irrigation system.

conveniently controlled from your phone. With schools, amenities, and Mahogany’s vibrant community offerings all within walking distance, this home delivers a rare combination of luxury, location, and family-focused living.