



GRASSROOTS
REALTY GROUP

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77 Marquis Common SE
Calgary, Alberta

MLS # A2281714



\$665,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,646 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: outdoor shed, natural gas bbq, ring doorbell system

Welcome to this beautifully maintained, original-owner detached home in the premier lake community of Mahogany. This inviting sunshine property offers over 1,640 sq ft, 3 bedrooms, 3.5 bathrooms, and a magnificent finished basement providing the entire home with a warm and cozy feel. The open-concept main floor is perfect for both everyday living and entertaining, with a seamless flow between the kitchen, dining, and living areas filled with natural light. The home has been thoughtfully cared for and shows pride of ownership at every turn. The fully finished basement (2022) is designed for entertaining, featuring a wet bar, theatre space, and a twin jacuzzi tub—ideal for movie nights, hosting guests, or relaxing at home. Enjoy the private west-facing backyard complete with a custom full-size composite deck, perfect for afternoon and late into the evening sunshine. Additional updates include new shingles (2022), an oversized double garage built in 2022, and a large matching shed. Ideally located steps from two schools and all the amenities Mahogany is known for, this move-in-ready home is a fantastic opportunity in one of Calgary's most sought-after communities.