



**137 Marquis Common SE
Calgary, Alberta**

MLS # A2290600



\$700,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,602 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Low Flow Plumbing Fixtures, Pantry, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	TV Mount		

Welcome to a home that truly stands apart in the heart of Mahogany. Perfectly positioned on a fully fenced corner lot — and notably not a zero lot line — this beautifully maintained two-storey offers over 1,600 sq ft of thoughtfully designed living space above grade, exceptional natural light, and a layout that simply makes sense. From the moment you step into the open front foyer, you'll appreciate the airy, contemporary feel. Expansive windows — including additional side yard windows — flood the home with sunshine, highlighting the upscale flooring and clean, modern finishes throughout. The main level is designed for everyday comfort and effortless entertaining. The fantastic kitchen features quartz countertops, abundant cabinetry, a peninsula island with eating bar, pendant lighting, LED pot lights, and a large window over the sink create a bright and inspiring space for cooking and gathering. The adjoining great room flows seamlessly, anchored by a gas fireplace with full tile surround — a warm and inviting focal point for cozy evenings. And tucked away is a "pocket office" - perfect for kids homework or working at home. Upstairs, the "king-sized" primary retreat feels like a private sanctuary, complete with vaulted ceilings, a large walk-in closet, and a full ensuite featuring a relaxing soaker tub and separate shower. An additional side window enhances the sense of space and light. Two more well-proportioned bedrooms complete the upper level, offering flexibility for family & guests. The basement was professionally developed in 2019 and adds versatility to the home, featuring a spacious bedroom, comfortable living room, and a full washroom — ideal for extended family, teens, or guests. Step outside to a generous south-facing backyard with a full-size covered deck, perfect for summer barbecues or

relaxing in the shade. The oversized double garage measures an impressive 23x25, with approximately 200 square feet of attic storage accessible by ladder — a rare and practical bonus. Located in the award-winning lake community of Mahogany, you'll enjoy four-season lake living with beaches, skating, paddleboarding, pathways, and parks — plus nearby schools, shopping, restaurants, and every amenity you need just minutes away. This is more than just a house — it's a lifestyle opportunity in one of Calgary's most sought-after communities.