



316 Marquis Lane SE
Calgary, Alberta

MLS # A2292802



\$435,000

Division:	Mahogany		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,251 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Heated Garage, Tandem		
Lot Size:	-		
Lot Feat:	Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 294
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance		

Inclusions: n/a

Welcome to this bright and well maintained corner unit townhouse located in the sought after lake community of Mahogany. Offering 3 bedrooms, 2.5 bathrooms, central air conditioning, and over 1,200 sq ft of living space, this home combines a functional layout with excellent natural light thanks to its end unit location. The main floor features an open concept design with a spacious living room, dedicated dining area, and a modern kitchen complete with quartz countertops, stainless steel appliances, mosaic tile backsplash, and a large island with seating. The dining area provides direct access to the balcony, making it easy to enjoy summer BBQs or relax outdoors. A convenient 2 piece bathroom is also located on this level. Upstairs you will find three bedrooms including the primary bedroom with a walk in closet and private 4 piece ensuite. Two additional bedrooms, another full bathroom, and upper level laundry add to the practical layout of the home. Parking is a standout feature with a double tandem attached heated garage plus driveway parking, providing space for multiple vehicles along with extra storage. The home also includes central air conditioning for added comfort during Calgary's warmer months. Located in Ebony Townhomes, the complex offers visitor parking, landscaped green spaces, and courtyards. Residents also enjoy access to Mahogany's private lake, along with nearby parks, pathways, schools, shopping, and restaurants. A great opportunity to own a corner unit townhouse in one of Calgary's most desirable lake communities.