



GRASSROOTS
REALTY GROUP

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121, 402 Marquis Lane SE
Calgary, Alberta

MLS # A2293542



\$345,000

Division:	Mahogany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	921 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Other	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 573
Basement:	-	LLD:	-
Exterior:	Composite Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		
Inclusions:	Window Air Conditioning Unit		

Welcome to Ebony in Mahogany, Built by Jayman this Condo offers a gym and easy walking access to the main beach in Mahogany. The community offers an incredible lifestyle with restaurants, cafes, shops, scenic pathways, year round access to Lake Mahogany with sandy beaches, paddle boarding, fishing, skating in winter. This luxuriously upgraded former Jayman Showhome is a bright end unit with abundant windows that fill the space with natural light. The main floor location offers convenient access to the generous covered southwest patio, perfect for relaxing outdoors or enjoying summer evenings, imagine reading a book on a rainy day. A private exterior gate provides direct access to the unit, making it especially convenient for those with dogs or guests arriving directly from outside. Meticulously cared for, this home is truly move in ready with new carpets and a dishwasher replaced within the past year. The modern kitchen showcases rich espresso cabinetry, sleek dark granite countertops and a striking mosaic tile backsplash. Stainless steel appliances and abundant cabinetry create a highly functional workspace while the oversized island with seating invites casual dining and conversation. Contemporary lighting enhances the space and the window over the kitchen sink allows additional natural light while offering a pleasant outlook outside. The living room offers a comfortable space where relaxing is key, with large windows that bring in beautiful natural light and create an ideal environment for plants to thrive. The spacious primary bedroom easily accommodates larger furniture and features a walk in closet along with a well appointed three piece ensuite with stone counter and stylish shower. The second bedroom is thoughtfully positioned on the opposite side of the kitchen, providing excellent privacy for guests, roommates or a home office.

A four piece bathroom is conveniently located just outside the bedroom. The welcoming front entry offers space for guests to arrive comfortably while the in suite laundry room includes additional shelving for practical storage. A window Air Conditioning unit provides welcome comfort during warm summer months. An exceptional opportunity to enjoy stylish living and the incredible Mahogany lifestyle.