



**32 Marquis Green SE  
Calgary, Alberta**

**MLS # A2295676**



**\$690,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,611 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to life in Mahogany! One of Calgary's most sought-after lake communities. This beautifully upgraded detached home offers a thoughtfully designed layout perfect for families and entertaining alike. From the moment you step inside, you'll notice the attention to detail, with stylish finishes, contemporary upgrades, and a warm, inviting atmosphere throughout. The main floor provides a beautifully flowing space from living room to kitchen. With a spacious mudroom at the rear of the home, and an office space for those who work from home. The primary bedroom offers plenty of space and natural light, a sizeable walk-in closet and beautifully designed 5-piece ensuite bathroom. Two more spacious bedrooms, another full bathroom, and laundry room complete this well thought out family space. Downstairs offers plenty more living space with a family room, one more large bedroom and another full bathroom. An absolute dream for those in need of extra space-this property features an impressive oversized garage designed to accommodate it all. Whether you're storing multiple vehicles or simply looking for additional storage, there is ample room for tools, equipment, and recreational gear. It's the perfect blend of function and convenience. Nestled just steps from the stunning wetlands, you'll enjoy easy access to scenic walking and biking paths-perfect for morning strolls, evening rides, or simply taking in the natural beauty right outside your door. This location also puts you close to parks, playgrounds, and excellent schools, making it an ideal setting for growing families. Living in Mahogany means more than just a home, it's a lifestyle. With year-round lake access, beaches, and vibrant community amenities, there's always something to enjoy. Don't miss your opportunity to experience the perfect blend of comfort,

convenience, and nature in one of Calgary's premier neighbourhoods.