



**21 Marquis Heights SE  
Calgary, Alberta**

**MLS # A2297133**



**\$629,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,595 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Gravel Driveway, Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Interior L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Pantry, Vinyl Windows		

**Inclusions:** 2 TV Mounts, 2 Sheds

Welcome to 21 Marquis Heights nestled in the prestigious Marquis enclave of the highly sought-after lake community of Mahogany where pride of ownership is evident, neighbours become lifelong friends & community truly comes to life through block parties & shared moments. This is a place where families flourish & connection matters. Beautifully finished in timeless stucco & stone, this impressive home offers over 2200 sqft of thoughtfully designed living space, perfectly tailored for today's busy family while showcasing a stunning collection of upgrades throughout. With 4 spacious bedrooms & a charming main floor office, there is ample room for both everyday living & work-from-home flexibility. Step inside & be welcomed by soaring 9-foot ceilings & a spacious foyer complete with built-in shoe cabinetry, setting the tone for the functional elegance found throughout the home. The inviting living room immediately captures your attention with floor-to-ceiling built-in bookshelves, creating both a striking focal point & warm, lived-in feel. Rich hardwood flooring flows seamlessly across the main level, grounding the home's bright, modern colour palette. The layout effortlessly guides you past the private office&mdash;bathed in natural light from 2 windows&mdash;into the generous dining area & beautifully curated kitchen. Designed to impress, the kitchen is a perfect balance of style & function. Horizontal white subway tile provides a crisp backdrop to warm earth-toned open shelving & a designer hood fan, while elegant quartz countertops contrast beautifully against the deep blue cabinetry. Stainless steel appliances, 3 sun-filled windows overlooking the backyard & pendant lighting over the extended island complete this exceptional space&mdash;ideal for both entertaining & everyday life. At the rear, a spacious mudroom with built-in storage offers

practical organization for busy households. Upstairs, you'll find 3 generously sized bedrooms, including a stunning primary retreat featuring a vaulted ceiling, spa-inspired 5-piece ensuite with dual vanities, an oversized standalone shower, & cohesive designer finishes throughout. A walk-in closet, full main bathroom & a well-appointed laundry room with built-in cabinetry complete this level. The fully finished basement expands your living space even further, offering a comfortable family room with extensive built-in cabinetry, a large guest bedroom with walk-in closet & a full bathroom—perfect for visitors or growing families. 2 additional storage areas provide exceptional functionality. Step outside to your expansive full-length deck, complete with garden beds, privacy screening & beautifully sized yard designed for both relaxation & entertaining. A large shed & rear parking for 2 vehicles offer convenience today, with the option to build a future double detached garage. Perfectly positioned kitty-corner to Rock Park & just steps from the wetlands & scenic pathways. 21 Marquis Heights is a lifestyle defined by community, comfort & connection