



323 Marquis Court SE
Calgary, Alberta

MLS # A2300832



\$679,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,584 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Irregular Lot, Landscaped, L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: Garage door opener and 2 remotes, Tv mounts, Office, shed

Welcome to Marquis Court! This air-conditioned, fully developed home offers over 2,200 sq. ft. of developed living space, plus a separate backyard office. The main floor features 9-ft ceilings, luxury vinyl plank flooring, and an upgraded kitchen with pot lighting, extended cabinetry, quartz countertops, white subway tile backsplash, stainless steel appliances including a gas range, a pantry, and a peninsula island with seating. The kitchen opens to a spacious dining area with an added window for extra natural light. The family room is bright and inviting, and an additional flex space provides room for a home office or whatever suits your needs. A functional mudroom with a storage bench and closet, along with a powder room, completes the main level. Upstairs, you’ll find a spacious primary bedroom with a walk-in closet and a well-appointed ensuite featuring an oversized tiled shower, double sinks, quartz countertops, and a soaker tub. There are two additional bedrooms—one with a walk-in closet and one with a closet organizer—along with the main bathroom and a convenient upper-floor laundry room with extra cabinetry and a hanging bar. The builder-developed basement includes a large rec room, bedroom, full bathroom, and plenty of additional storage. A standout feature is the separate backyard office, complete with electricity, heat, and air conditioning—an ideal work-from-home setup. The oversized backyard offers a large deck, double garage, and plenty of space to enjoy. Located just steps from the wetlands in the award-winning lake community of Mahogany, you’ll enjoy year-round amenities including beaches, skating, paddleboarding, walking paths, and parks, along with nearby schools, shopping, restaurants, and all essential services just minutes away.