



**23 Marquis Link SE  
Calgary, Alberta**

**MLS # A2304734**



**\$665,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,711 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscap		

<b>Heating:</b>	Fireplace(s), Forced Air	<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>	Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bathroom Rough-in, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Window Coverings (as-is), Key Padlocks on All Exterior Doors

Welcome to 23 Marquis Link SE. A beautifully maintained home offered by the original owners who spared no expense when building with Stepper Custom Homes. This thoughtfully designed property features a versatile front home office that is perfect for remote work or a quiet retreat. The open-concept main floor is enhanced by 9' ceilings and beautiful hardwood flooring. The kitchen is complete with stainless steel appliances, a new dishwasher, quartz countertops, timeless dark cabinetry, a convenient eating bar, and a pantry. Upstairs, enjoy the ease of upper-level laundry and 3 well-appointed bedrooms. The 2 upper bathrooms each have quartz countertops. The primary bedroom can accommodate king-sized furniture, has a walk-in closet & 5 pc ensuite featuring dual sinks, a deep soaker tub & a large shower. The home has been freshly painted throughout and includes central air conditioning for your upcoming summer comfort. The unfinished basement offers incredible future potential with a separate walk-up entrance, a dual furnace and a washer/dryer rough-in. Ideal for customization or secondary suite possibilities (subject to city permits & approval). Step outside to a sunny west-facing backyard featuring a large deck, gas line for bbq and low-maintenance landscaping. The perfect space for soaking up the afternoon and evening sun. The oversized 24' x 24' detached garage provides ample space for vehicles, storage, and more. The lot is also NOT a zero-lot-line property like the newer phases of Mahogany! Located in the desirable community of Mahogany, close to the 4-season lake, wetlands, amenities, schools & playgrounds.