



**449 Marquis Heights SE
Calgary, Alberta**

MLS # A2129629



\$748,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,853 sq.ft.	Age:	2014 (10 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Recessed Lighting, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this immaculate 5-bedroom, 3-and-a-half-bathroom home situated perfectly in the best lake community in Southeast Calgary. Mahogany Lake is the largest lake in Calgary with 2 private beaches, features fishing piers, beach volleyball, a fire pit, picnic tables, hockey rinks and so much more. This beautiful home offers 9’ ceilings on all 3 levels, a total of 2779 Sf of living space, and an exceptional floor plan. The finishing throughout the home is impeccable. The main level greets you with a bright and open entry leading to the white spacious kitchen, with a 10-foot granite island, gas stove, and stainless-steel appliances, making it a dream for any culinary enthusiast. The living room is open, offering tons of natural sunlight, and a fireplace for those cold winters. Upstairs, you'll find three generously sized bedrooms, a master retreat with a walk-in closet and a 4-piece ensuite bathroom with a glass shower, two additional bedrooms, a laundry room, and a 4-piece bathroom, offering privacy and comfort for every member of your family. The basement is fully finished with 2 additional bedrooms and a 3-piece bathroom. Fully landscaped, fenced backyard, corner lot, with double detached garage. Close to Mahogany Lake, easy walk to playgrounds, a K-6 school, and other amenities this lake community has to offer. Whether you are an investor or a family looking for an exquisitely developed home, this is the one for you!