



270 Marquis Court SE
Calgary, Alberta

MLS # A2144334



\$729,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,641 sq.ft.	Age:	2017 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, On Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Storage, Walk-In Closet(s)

Inclusions: Power Awning, Fridge in Garage, Hot Tub, Pergola, Solar Lights in Backyard Area, Doorbell & Cameras With No Existing Monthly Contract, Solar Panels (Contract to be Assumed by Buyers)

LAKE LIFE AWAITS! Take advantage of four-season lakeside living, private beaches, 22,000sq.ft. Beach Club, sports courts, local shops, restaurants & so much more! It's not every day a Calgarian can enjoy the beach! Enjoy all the luxuries of lakeside living & outdoor activity, while still being in the hub of cafes, restaurants, & retail shops. Parks, pathways, wetlands, beaches & the LAKE. Mahogany offers everything you could want in a new community & more. Add a genuine sense of neighbourhood spirit, plus a lifestyle tailor-made for truly enjoying life - & you've found the perfect place to call HOME! 2017 Brookfield Synergy 2 Model - LIKE BRAND NEW - plus SO MANY UPGRADES!! Why wait to build? Move in & start enjoying your beautiful new lifestyle NOW! Did I mention this home has NEW SOLAR PANELS to allow you as a homeowner - to harness the power of the sun-for a cleaner, greener, & more sustainable future! This solar system is large enough to cover all the electrical needs of this home! Current owners LOVE it here but are moving out of province-so this is your chance to buy a 1641 sq ft 3 bedroom (plus bonus room), 2.5 bath home with a huge 23x23 garage on a BIG lot with a SOUTH backyard! Hot Tub, Gem Lights, Power Awning, AC, Composite Decking, front & back outdoor spaces, landscaping, plus a DOG RUN! Great curb appeal with eye catching stucco & thoughtful landscaping. Lovely veranda to enjoy morning coffee. Walk in the front door & enjoy 9 ft ceilings! Roomy front entrance. The open-concept great room, kitchen & dining area turns your home into a true gathering place for friends and family. Enjoy natural light as it flows from front to back. Upgraded lighting with DIMMERS. Cozy fireplace for those chilly nights & AC to keep you cool in the summertime! Knockdown ceilings are modern & clean. Kitchen is a chefs delight!

Stainless steel appliances, gas stove, Quartz countertops & pot lights-add style & value. Island perfect for baking, prep, easy meals or having guests chat with you while you cook! 2 piece bath finishes this level. Transition directly out to your oasis in the backyard! Current owners describe it as idyllic. Gas line for your BBQ plus a Power Awning allows you to enjoy this space on the hottest of days - or have a fire in the rain! Garage has its own electrical panel and gas roughed in. Back Alley is paved. The primary retreat easily fits a king & includes a 4 piece ensuite plus a walk-in closet. Upstairs you will be surprised to find 3 big bedrooms PLUS an upper floor BONUS room, which leaves the main floor free for entertaining. *Bonus room COULD be converted to a 4th bedroom! Another 4-piece bath on this level. Your new basement has 9 ft ceilings too! Partially finished so you can complete it the way you want to! Roughed in for 3 piece bath. Egress window for a future bedroom or just a bright common area. Laundry on this level. Central Vac roughed in. 30 Min Drive downtown. 35 min drive to Airport. The neighbours on this cul-de-sac are awesome!