



**26 Marquis Heights SE
Calgary, Alberta**

MLS # A2174407



\$864,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,270 sq.ft.	Age:	2013 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Level, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: Garage Heater, TV Mounts

Get ready for the ultimate family adventure in this breathtaking Mahogany home, where comfort meets excitement! Freshly painted and move-in ready, this home is nestled in a prime location, just steps away from schools, parks, scenic wetlands, and the beach—perfect for creating unforgettable memories! Imagine your backyard backing directly onto a stunning bike path, making every day feel like a thrilling outdoor escapade. Inside, the luxury vinyl plank floors lead you to a chef’s kitchen that’s a dream for family dinners and entertaining! With a gas range, sleek stainless steel hood fan, built-in wall oven, and gorgeous quartz countertops, this kitchen is both stylish and highly functional. Head upstairs to discover three spacious bedrooms and a bright, airy bonus room that’s perfect for family movie nights or playtime. The primary suite is a true sanctuary, complete with his-and-her walk-in closets and a spa-like ensuite featuring dual vanities—your personal retreat awaits! But that’s not all! The finished basement offers a roomy rec room, an additional bedroom, and a full bathroom, making it perfect for guests or extra family fun. Step outside into your own backyard paradise, complete with a stunning cedar deck, a paved stone patio, custom tree lighting, and a space just waiting for your hot tub! This is the ideal spot for family barbecues, outdoor play, or simply relaxing in your private oasis. Plus, with a Hunter Douglas blind package, and a cutting-edge 5-zone irrigation system you can control from your phone, this home is packed with upgrades! With schools and endless amenities just a short walk away, this is the perfect blend of convenience and luxury for your entire family. Don’t miss out—this is the dream home you’ve been waiting for!