



**413 Marquis Heights SE
Calgary, Alberta**

MLS # A2204434



\$679,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,587 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Quartz Counters, See Remarks, Storage		

Inclusions: N/A

OPEN HOUSE, SUNDAY APRIL 6 FROM 1PM TO 4PM! Mahogany at some of its finest!! Located on one of the community's best streets - FAMILY FRIENDLY AND EXCELLENT LOCATION FOR SCHOOLS AND AMENITIES - this home's charms begins with the charming and proud brick front aspect. You are greeted with both warmth and pride. This community favourite floorplan starts with a good size vestibule that accommodates your daily needs and offers a great space to welcome company. The open concept floor plan is anchored with a front living room featuring a custom mantle and gas fireplace, a generous space, it leads you to a very useful flex room that would make for a great home office, kid's study area or kid's play area. It could also be a comfortable and secure hangout for fido while you are away at work. The dining room can accommodate all of your family gatherings and the kitchen features stylish countertops, oversized cabinets, stainless steel appliances. Completed nicely with a pantry and sink with a window overlooking the backyard. A discrete powder room and mud room complete the floor. Upstairs, you will find a generous primary bedroom with a walk-in closet and ensuite. An ideal size for relaxation in this charming home. The two secondary bedrooms are perfect for the little ones and a large laundry room and full bathroom complete the floor. The fully finished basement is complete with a rec room / media room, large 4th bedroom and full bathroom. Lots of storage to boot. Lastly, enjoy your wonderful deck, yard space and double garage.