



THE
A-TEAM

**RE/MAX
FIRST**

158 MARQUIS Common, Calgary T3M 1N7

MLS®#: **A2148853**

Area: **Mahogany**

Listing Date: **07/10/24**

List Price: **\$639,900**

Status: **Pending**

County: **Calgary**

Change: **-\$9k, 13-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2012**

Lot Information

Lot Sz Ar: **3,487 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,605**

Low Sqft:

Ttl Sqft: **1,605**

DOM

68

Layout

Beds: **4 (3 1)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,City Lot,Front Yard,Low Maintenance Landscape,Interior Lot,No Neighbours Behind,Private,Rectangular Lot
Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Hardwood,Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings

Int Feat:

Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Vinyl Windows

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`8" x 5`5"	Dining Room	Main	11`2" x 14`6"
Foyer	Main	9`9" x 9`3"	Kitchen	Main	9`5" x 14`6"
Living Room	Main	11`3" x 20`11"	4pc Bathroom	Second	5`8" x 9`8"
4pc Ensuite bath	Second	9`5" x 12`8"	Bedroom	Second	11`6" x 10`11"
Bedroom	Second	9`3" x 11`0"	Laundry	Second	7`9" x 6`4"
Bedroom - Primary	Second	13`8" x 13`3"	Bathroom - Roughed-in	Basement	6`10" x 7`8"
Bedroom	Basement	14`3" x 13`9"	Game Room	Basement	19`6" x 19`10"

Furnace/Utility Room

Basement

5`0" x 14`9"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

1211519

Zoning:

R-1N

Remarks

Pub Rmks:

Welcome to 158 Marquis Common, a stunning detached home nestled in the sought-after lake community of Mahogany. This spacious residence offers over 1,600 SQFT of living space featuring 4 bedrooms, 2.5 bathrooms and a perfect blend of modern design and cozy comfort. Step into the inviting main floor, where an open floor plan awaits you, adorned with beautiful hardwood floors. The living room features a charming double-faced fireplace, creating a warm and welcoming atmosphere for gatherings. The chef's kitchen boasts quartz countertops, a large kitchen island, stainless steel appliances, a pantry, and ample cupboard space. Natural light floods the area through numerous windows, enhancing the bright and airy ambiance. Upstairs, you'll find three generously sized bedrooms, including the primary bedroom which comes complete with a walk-in closet and a luxurious 4-piece ensuite featuring a soaker tub and separate shower. Convenience is key with an upper-floor laundry room and an additional 4-piece bathroom, making daily routines a breeze. The partially finished basement provides extra space with a fourth bedroom, perfect for guests or a home office. The large backyard offers plenty of room for outdoor activities and includes a parking pad that accommodates two cars. Enjoy the incredible lifestyle that Mahogany has to offer, with exclusive access to a private beach reserved for residents. Embrace lakeside living with opportunities for boating and various activities. This home is also conveniently located close to shopping, schools, and other amenities, ensuring you have everything you need within reach. Don't miss out on the chance to make 158 Marquis Common your new home, where comfort, style, and a vibrant community await you.

Inclusions:

N/A

Property Listed By:

Century 21 Bravo Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









