



THE
A-TEAM

**RE/MAX
FIRST**

434 MARQUIS Lane, Calgary T3M 2G3

MLS®#: **A2154377** Area: **Mahogany** Listing Date: **08/02/24** List Price: **\$455,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2015**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat: **Garden,Landscaped**
 Park Feat: **Double Garage Attached,Heated Garage,Insulated,Tandem**

Finished Floor Area

Abv Sqft: **1,266**
 Low Sqft:
 Ttl Sqft: **1,266**

DOM

48
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

Ttl Park: **3**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line,Playground**

Construction: **Concrete,Wood Frame,Wood Siding**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Granite Counters,No Animal Home,No Smoking Home,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	9`6" x 15`1"	Kitchen	Main	16`1" x 8`6"
Dining Room	Main	9`3" x 9`0"	2pc Bathroom	Main	5`2" x 5`7"
Balcony	Main	13`9" x 5`10"	Bedroom - Primary	Second	8`10" x 13`1"
4pc Ensuite bath	Second	7`11" x 5`1"	Bedroom	Second	11`1" x 9`9"
3pc Ensuite bath	Second	4`10" x 7`11"	Walk-In Closet	Second	3`7" x 8`0"
Furnace/Utility Room	Lower	19`0" x 3`4"			

Legal/Tax/Financial

Condo Fee:
\$255

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1412699**

Remarks

Pub Rmks: **Welcome to this beautiful townhouse in the prestigious Lake community of Mahogany! Low Condo fee and walking distance to schools, pathways and Lake. This well maintained home features 2 bedrooms 2 1/2 bath and equipped with Central A/C to keep you cool during hot summer days. As you walk up to the main level you will be greeted with the open concept kitchen, dining room and living room. It features 9" ceiling, rich engineered laminate flooring, full stainless steel appliance package, large granite countertops, built in pantry and plenty of cupboard space. Lots of natural lights coming in, and making it a warm inviting space to call home! The upper floor boasts TWO wonderful master suites each with their very own full bathroom and a convenient laundry room for ease access. The Double tandem attached, heated garage and driveway provides plenty of parking and storage space. Quiet condo complex, lighted outdoor common area pathways, landscape with trees, playground and lots of visitor and street parking. Five minutes drive to restaurants and shopping. A great opportunity to buy a great affordable Lake Home. Book your showing today!**

Inclusions: **n/a**
Property Listed By: **Heritage Elite Realty**

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





