

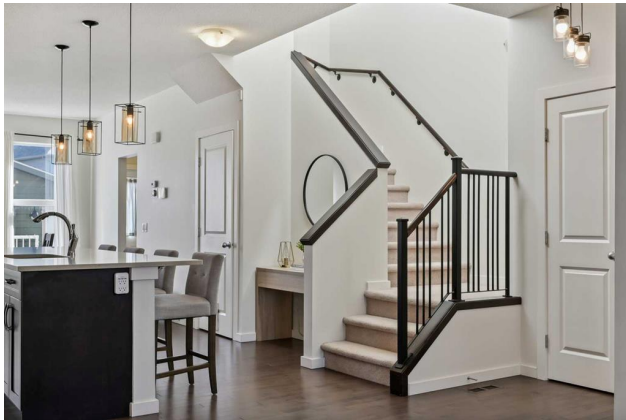


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**321 MARQUIS Heights, Calgary T3M 2A7**

MLS®#: **A2164756**      Area: **Mahogany**      Listing Date: **09/11/24**      List Price: **\$665,000**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2014**  
Lot Information  
 Lot Sz Ar: **3,218 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,458**  
 Low Sqft:  
 Ttl Sqft: **1,458**

DOM

**8**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Interior Lot,Landscaped,Rectangular Lot**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **None**

Construction: **Cement Fiber Board,Stone,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings,Wine Refrigerator**  
 Int Feat: **Built-in Features,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`1" x 12`5"	Kitchen	Main	14`0" x 9`0"
Dining Room	Main	13`1" x 8`6"	Foyer	Main	5`11" x 5`3"
Mud Room	Main	7`2" x 3`3"	2pc Bathroom	Main	5`5" x 4`9"
Bedroom - Primary	Upper	12`5" x 11`5"	Walk-In Closet	Upper	6`1" x 5`11"
4pc Ensuite bath	Upper	8`9" x 4`11"	Bedroom	Upper	9`3" x 9`1"
Bedroom	Upper	10`0" x 9`5"	Laundry	Upper	4`4" x 3`5"
4pc Bathroom	Upper	8`9" x 4`11"	Game Room	Basement	15`0" x 14`4"

**Bedroom**  
**3pc Ensuite bath**

**Basement**  
**Basement**

**12`1" x 11`7"**  
**11`11" x 5`8"**

**Nook**  
**Furnace/Utility Room**  
Legal/Tax/Financial

**Basement**  
**Basement**

**6`2" x 5`2"**  
**11`4" x 9`0"**

Title:  
**Fee Simple**  
Legal Desc:

**1313179**

Zoning:  
**R-1N**

Remarks

Pub Rmks:

**An absolutely stunning home with exquisite finishing and fine detail through out will welcome you as you enter 321 Marquis Heights. Upon entering you will immediately notice the soaring 9ft ceiling and thoughtfully designed open floor plan that is ideal for entertaining. The cozy great room opens up seamlessly to a spacious kitchen featuring a massive extended quarts island, stylish subway tile back splash, beautiful shaker cabinetry and sleek stainless steel appliances featuring an upgraded gas range with brushed nickel hardware to match. A quaint niche adequate for a work space or coffee bar adjacent to the designated dining area with an over sized feature window that invites a ton of natural daylight into this beautiful home. All nicely complimented with elevated and on point designer fixtures capped off with a lovely powder room with feature wall. Bright and beautiful the whole main floor exudes a lovey decor and peaceful environment for you and your family to enjoy. The upper level continues with pride of ownership as you ascend the stairs with the open to below feature to discover three sizeable bedrooms with the Primary Suite offering a private 4 piece en suite and spacious walk-in closet. Another full main bath and convenient 2nd floor laundry complete the space. Continuing to the FULLY FINISHED CUSTOM basement you will sure to be impressed. A study nook creates an additional living space while the gorgeous open family room showcases an amazing wet bar with stone counter, tile back splash and bar fridge, stunning feature fireplace with mantle, **FOURTH BEDROOM** along with a sophisticated spa-like ensuite featuring a bathroom above all others. Enjoy the custom vanity with full tile feature wall, built-in cabinetry, over sized walk-in shower with glass door and never a cold foot to be found with the in-floor heating. Your guests will never want to leave! All of this nicely packaged on an interior lot boasting a full width maintenance-free deck out to your back yard with a **DOUBLE DETACHED HEATED GARAGE** with lane access. BBQ's on the deck during summer, morning coffee under the covered front verandah on crisp fall days and cozy up to watch movies in the expansive family room during cool winter evenings. Lake Mahogany at its best to enjoy all four seasons. Swimming, skating, paddle boarding, fishing and more. Situated nicely within walking distance to schools, trails and a plethora of bike paths along with a short drive to so many amenities including restaurants and shopping. Create an elevated life style in a wonderful and highly sought after lake community that will last for a life time. Welcome home!**

Inclusions:  
Property Listed By:

**Nest Thermostat, Ring Doorbell, Alarm-No Contract, TV Mount, Electric Fireplace**  
**Jayman Realty Inc.**

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

**321 MARQUIS HEIGHTS SE**  
SQUARE FOOTAGE: 1224 SF / 114 SF  
MAIN LEVEL (AG): 733 SF / 94 SF / 118 SF  
UPPER LEVEL (AG): 774 SF / 54 SF / 47 SF  
TOTAL ABOVE GRADE FLOOR SIZE: 1485 SF / 156 SF / 133 SF  
BASEMENT DEVELOPED AREA (AG): 594 SF / 54 SF / 55 SF  
BELOW GRADE (ENCLICLED AREA): 108 SF / 94 SF / 12 SF  
TOTAL AGGR AREA: 2191 SF / 244 SF / 203 SF





