



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**154 MARQUIS Common, Calgary T3M 1N7**

MLS®#: **A2165774**

Area: **Mahogany**

Listing Date: **09/13/24**

List Price: **\$639,000**

Status: **Active**

County: **Calgary**

Change: **-\$6k, 01-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2014**

Lot Information

Lot Sz Ar: **3,250 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,613**  
Low Sqft:  
Ttl Sqft: **1,613**

DOM

**70**

Layout

Beds: **2 (2 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Backs on to Park/Green Space,Front Yard,Landscaped,Underground Sprinklers,Rectangular Lot,Treed**  
**Double Garage Detached,Heated Garage,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Ceiling Fan(s),Granite Counters,No Animal Home,No Smoking Home,Open Floorplan,Vaulted Ceiling(s),Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	8`4" x 5`6"	Den	Main	8`11" x 5`4"
Living Room	Main	13`0" x 12`4"	Dining Room	Main	13`6" x 10`0"
Kitchen With Eating Area	Main	12`10" x 10`1"	Mud Room	Main	13`1" x 5`5"
2pc Bathroom	Main	5`0" x 4`11"	Bedroom	Second	18`11" x 11`0"
4pc Ensuite bath	Second	8`4" x 4`11"	Walk-In Closet	Second	6`1" x 6`1"
Bedroom - Primary	Second	13`0" x 12`1"	4pc Ensuite bath	Second	10`4" x 6`8"
Walk-In Closet	Second	7`5" x 5`8"	Laundry	Second	8`10" x 6`1"

Title:  
**Fee Simple**  
 Legal Desc:

Zoning:  
**R-1N**

**1211519**

Remarks

Pub Rmks: **OPEN HOUSE SATURDAY 2 - 6:00 PM This upgraded home is sure to impress. Pride of ownership throughout. Upon entering the front door, the natural light floods across the hardwood that seamlessly flows throughout the whole main level. This highly functional open plan allows you to relax in the front living room leading you into the dining room and chef's kitchen. Dining room flows into the kitchen so you can entertain in the dining room or have social gatherings at the eating bar. The chef's kitchen boasts a bounty of cabinetry, an abundance of granite countertops with a flush eating bar and stainless steel appliances. To complete this level, convenient half bath near the rear of the home with a quaintly designated mud room heading out to your huge backyard deck. Situated between the tucked away 1/2 bath and the rear mud room is a built-in bench seat to drop everything when you come in the door. Just before you take the flight of stairs to the upper level, interestingly nestled away from the main floor, you will find a little treasure of a room - make it a reading den, home office, yoga space. For a little privacy close the barn door! The upper level offers two unique master bedrooms, each offering a 4 pc ensuite and large walk-in closets. One featuring a soaring vaulted ceiling and spa-like ensuite with soaker tub and separate shower. The other with recessed ceiling creating extra character and unique lighting. Completing the upper level is a super convenient large bright laundry room. The unfinished lower level awaits your desires for a bedroom, rec room or games room. Your private fully fenced back yard oasis is beautifully landscaped for you to enjoy the summer evenings on your new deck. Relax on the deck while listening to the frogs. The landscaped front yard is complete with a sprinkler system. To ensure comfort year-round, the home is equipped with centralized air conditioning for hot summer nights and heated double car garage to combat the cold winters. Lots of street parking for friends and family when they visit. Have a peace of mind with your new furnace. All new light fixtures throughout the house. Love the lifestyle Mahogany has to offer with two pristine beach areas on the lake. Conveniently located close to schools, shopping and variety of dining options. A wonderful place to call home!**

Inclusions: n/a  
 Property Listed By: **eXp Realty**

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





















