

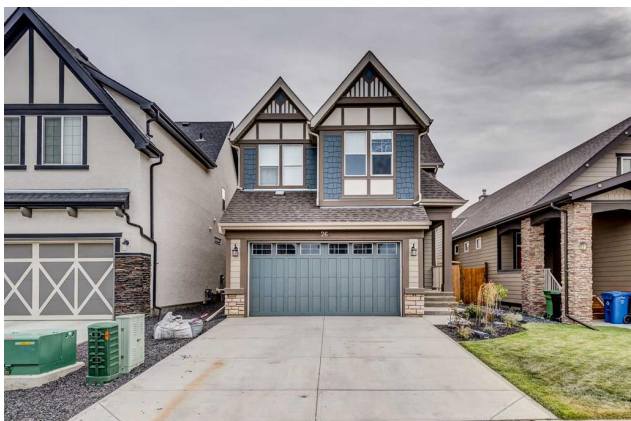


THE
A-TEAM

**RE/MAX
FIRST**

26 MARQUIS Heights, Calgary T3M 1X6

MLS® #: **A2174407** Area: **Mahogany** Listing Date: **10/24/24** List Price: **\$884,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2013**
Lot Information
 Lot Sz Ar: **4,241 sqft**
 Lot Shape:

DOM

5
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Level, Rectangular Lot, See Remarks**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Composite Siding, Stone, Wood Frame**
 Heating: **Forced Air, Natural Gas** Flooring: **Carpet, Ceramic Tile, Vinyl Plank**
 Sewer: Water Source: **Public**
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Water Softener, Window Coverings**
 Int Feat: **High Ceilings**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5'1" x 4'11"	Dining Room	Main	13'0" x 12'0"
Foyer	Main	9'8" x 11'4"	Eat in Kitchen	Main	9'8" x 15'10"
Living Room	Main	15'4" x 16'10"	4pc Bathroom	Upper	11'7" x 5'0"
5pc Ensuite bath	Upper	13'3" x 11'9"	Bedroom	Upper	9'3" x 16'0"
Bedroom	Upper	9'7" x 15'8"	Bonus Room	Upper	11'8" x 14'0"
Laundry	Upper	8'10" x 7'4"	Bedroom - Primary	Upper	11'4" x 17'2"

4pc Bathroom
Game Room

Basement
Basement

8`0" x 5`0"
14`7" x 22`8"

Bedroom

Basement

8`8" x 16`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1312384

Zoning:
R-G

Remarks

Pub Rmks:

Get ready for the ultimate family adventure in this breathtaking Mahogany home, where comfort meets excitement! Freshly painted and move-in ready, this home is nestled in a prime location, just steps away from schools, parks, scenic wetlands, and the beach—perfect for creating unforgettable memories! Imagine your backyard backing directly onto a stunning bike path, making every day feel like a thrilling outdoor escapade. Inside, the luxury vinyl plank floors lead you to a chef's kitchen that's a dream for family dinners and entertaining! With a gas range, sleek stainless steel hood fan, built-in wall oven, and gorgeous quartz countertops, this kitchen is both stylish and highly functional. Head upstairs to discover three spacious bedrooms and a bright, airy bonus room that's perfect for family movie nights or playtime. The primary suite is a true sanctuary, complete with his-and-her walk-in closets and a spa-like ensuite featuring dual vanities—your personal retreat awaits! But that's not all! The finished basement offers a roomy rec room, an additional bedroom, and a full bathroom, making it perfect for guests or extra family fun. Step outside into your own backyard paradise, complete with a stunning cedar deck, a paved stone patio, custom tree lighting, and a space just waiting for your hot tub! This is the ideal spot for family barbecues, outdoor play, or simply relaxing in your private oasis. Plus, with a Hunter Douglas blind package, and a cutting-edge 5-zone irrigation system you can control from your phone, this home is packed with upgrades! With schools and endless amenities just a short walk away, this is the perfect blend of convenience and luxury for your entire family. Don't miss out—this is the dream home you've been waiting for!

Inclusions:
Property Listed By:

**Garage Heater, TV Mounts
RE/MAX Complete Realty**

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

