



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**248 MARQUIS Heights, Calgary T3M 2A8**

MLS®#: **A2176820**      Area: **Mahogany**      Listing Date: **11/01/24**      List Price: **\$629,900**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2015**  
Lot Information  
 Lot Sz Ar: **3,422 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,574**  
 Low Sqft:  
 Ttl Sqft: **1,574**

DOM

**19**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **3**  
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Front Yard,Low Maintenance Landscape,No Neighbours Behind,Street Lighting**  
 Park Feat: **Alley Access,Parking Pad**

Utilities and Features

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

Construction: **Composite Siding,See Remarks**  
 Flooring: **Carpet,Ceramic Tile,Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Garburator,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Granite Counters,No Animal Home,No Smoking Home,Soaking Tub,Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>13`8" x 13`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>15`9" x 12`4"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`4" x 12`1"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`5" x 8`11"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`5" x 10`10"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>13`6" x 8`8"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>9`7" x 8`7"</b>

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>14`6" x 12`7"</b>
<b>Office</b>	<b>Main</b>	<b>7`10" x 6`8"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`9" x 9`0"</b>
<b>Laundry</b>	<b>Upper</b>	<b>8`7" x 6`1"</b>
<b>Game Room</b>	<b>Basement</b>	<b>19`10" x 13`9"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>7`1" x 4`11"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`2" x 5`0"</b>

2pc Bathroom

Main

4`11" x 4`10"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

1411415

Zoning:  
**R-G**

Remarks

Pub Rmks:

**OPEN HOUSE NOV 9, 12-3PM & NOV 10, 1-3PM. Fall in love with this beautiful 2-storey home in the sought-after lake community of Mahogany. Beautifully upgraded and meticulously maintained, this 3+1 bedroom residence spans over 2,200 SF of thoughtfully designed living space, including a fully developed basement (2021). Step inside to be greeted by 9ft ceilings and modern high-end laminate flooring that flows seamlessly throughout the open-concept main floor, creating a welcoming and spacious feel in the living, dining, and kitchen areas. The main floor exudes warmth and functionality, featuring a cozy living room with a striking feature wall overlooking your private yard, perfect for quiet moments or entertaining. Savor your morning coffee on the large patio off the kitchen or prepare meals in the chef's kitchen with rich brown cabinetry, luxurious quartz countertops, a modern tile backsplash, stainless steel appliances, and a well-sized pantry. The adjacent formal dining area invites you to host friends and family, while the large rear patio provides an ideal spot for BBQs in the privacy of your backyard. If you work from home, the main floor office offers a comfortable, practical workspace with ample natural light. Upstairs, retreat to the serene primary suite, complete with a spacious walk-in closet and a 4-piece ensuite featuring a relaxing soaker tub to unwind at the end of the day. Two additional bedrooms, a large laundry room, and a 4-piece main bath complete the upper level, making it perfectly suited for family living. The newly developed basement expands your living space, featuring a large rec room with rough-ins for a kitchenette, a fourth bedroom, and a stylish 4-piece bath—perfect for guests or a separate living area. With its prime location, enjoy the benefits of lakeside living with nearby parks, top-rated schools, easy access to transit, major routes, shopping, walking/cycling paths, and all the amenities Mahogany has to offer. This home combines functionality, style, and a desirable lifestyle you've been waiting for—look no further!**

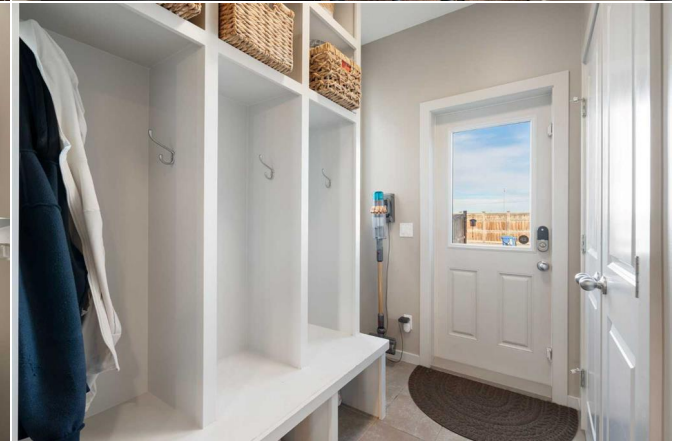
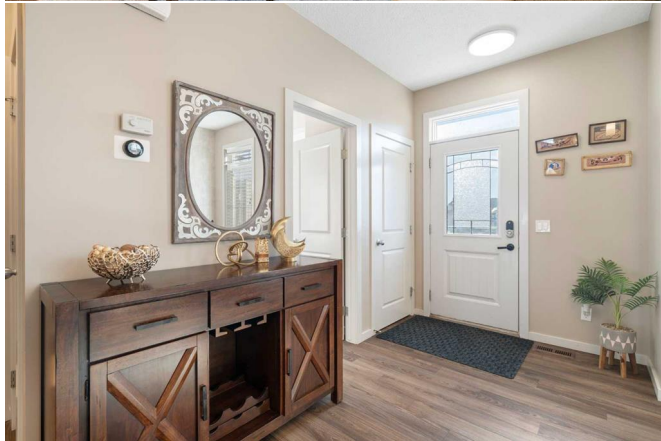
Inclusions:  
Property Listed By:

**N/A**  
**Royal LePage Benchmark**

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







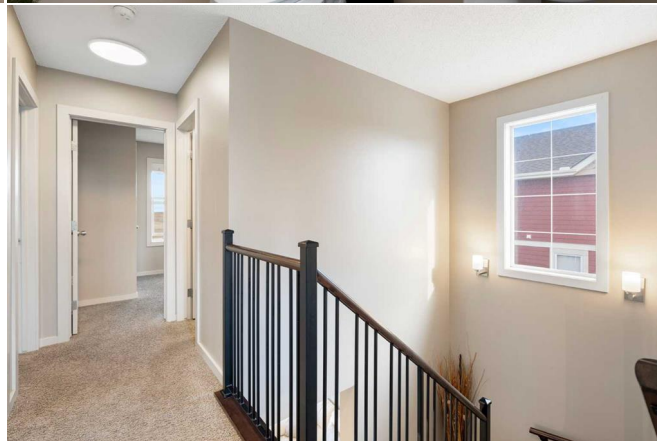
**248 Marquis Heights SE, Calgary, AB**

Main Level Total Exterior Area 1197.43 sq ft  
Total Interior Area 726.43 sq ft

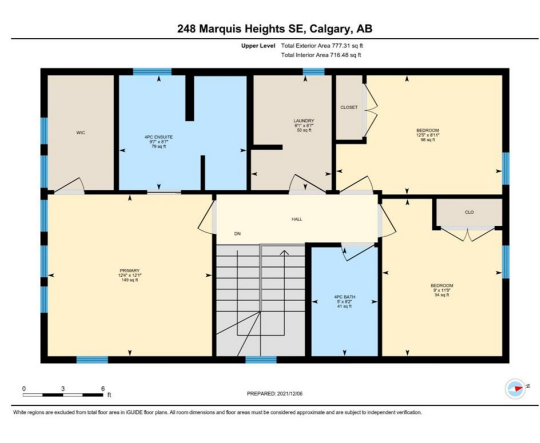


PREPARED 2021/12/06

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.







248 Marquis Heights SE, Calgary, AB

Lower Level Total Exterior Area 730.82 sq ft  
Total Interior Area 670.27 sq ft



0 2 4 8

PREPARED 2021/12/06

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