



THE
A-TEAM

**RE/MAX
FIRST**

118 MARQUIS Common, Calgary T3M 1N7

MLS®#: **A2178378** Area: **Mahogany** Listing Date: **11/08/24** List Price: **\$650,000**
 Status: **Active** 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: **3,379 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,601**
 Low Sqft:
 Ttl Sqft: **1,601**

DOM

43
Layout
 Beds: **3 (2 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Front Yard,Lawn,Landscaped**
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding**
 Heating: **Forced Air** Flooring: **Carpet,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer**
 Int Feat: **Closet Organizers,Open Floorplan,See Remarks,Soaking Tub,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 5`1"	Den	Main	4`11" x 8`11"
Dining Room	Main	10`8" x 14`8"	Kitchen	Main	12`10" x 8`11"
Living Room	Main	12`11" x 17`5"	4pc Ensuite bath	Upper	4`11" x 8`6"
4pc Ensuite bath	Upper	8`6" x 10`4"	Bedroom	Upper	13`0" x 15`11"
Laundry	Upper	5`9" x 8`10"	Bedroom - Primary	Upper	19`0" x 11`1"
3pc Bathroom	Basement	5`6" x 12`9"	Bedroom	Basement	11`8" x 10`0"
Den	Basement	9`5" x 8`9"	Dining Room	Basement	7`10" x 7`10"

Kitchen	Basement	8`3" x 8`10"	Furnace/Utility Room	Basement	5`8" x 8`10"
			Legal/Tax/Financial		

Title:	Zoning:
Fee Simple	R-G
Legal Desc:	1211519

Remarks

Pub Rmks: **Welcome to your beautiful 3 bedroom, 3.5 bath, two storey detached home in the heart of Mahogany. This gorgeous corner lot boasts a stunning dark lvp flooring on the main and open concept living with a staircase that greets you at the door. Lots of natural light and a neutral palette fill the home. Your living room off the front is a good size an allows you to entertain guests while they flow through the main floor. The dining room is a good size and allows for sizeable dining table and flows into your stunning kitchen. The chefs kitchen showcases stainless steel appliances, granite counters, shaker style cabinets with a sit up peninsula perfect for kids and family. A mudroom finishes the level. On your way up the stairs you have an office or den/flex space that leads you upstairs. This home has the 2 Master floorplan with two large bedrooms and two ensuites and walk in closets. It also has an upstairs laundry making life easier! The basement is fully finished wth an illegal suite done by professionals. It features a wrought iron railing down, lvp flooring, a good size bedroom and full bath with separated laundry (giving you two laundry rooms) and living area and kitchen with tons of storage, counter space, fridge, dishwasher and stove. Great for university students or live in nanny or mother in law space and future suite potential but a great space! Outside you have a low maintenance fenced yard and a PAD that is ready for a triple car detached garage. This corner lot has so much going for it with an alley behind and ample parking your family will be set up for a long time. With lake access in one of the most sought after communities! So many great shops and stores and pubs nearby with the lake that is great for families. This is an incredible home and investment! Dont wait.**

Inclusions: **Refrigerator in basement, Washer/Dryer in basement, Stove in basement, tv's,**
 Property Listed By: **Real Broker**

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









