



**37 Marquis Common SE  
Calgary, Alberta**

**MLS # A2295572**



**\$625,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,352 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Oversized, Se		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Close to Clubhouse, Front Yard, Lawn, Level, Rectan		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Basement Refrigerator, Pergola, Mech. Room Shelving (Patio Set / Kitchen Stools can be included if buyer is interested)

**\*\*OPEN HOUSE - Sunday, April 26: 3-5pm\*\* FULLY finished family home located in the heart of Mahogany&mdash;Calgary&rsquo;s premier four-season lake community! With nearly 2,000 sq. ft. of thoughtfully designed living space, a fully finished basement, and a double detached garage, this home combines comfort, style, and convenience. With open concept design, and an abundance of natural light, the main floor boasts a bright and welcoming floor plan, complete with cozy living room, comfortable dining, and centric kitchen featuring stunning stone counters, stainless steel appliances, and large island perfect for family gatherings or entertaining. Upstairs is host to two generous secondary bedrooms, a well-appointed main bath, and spacious primary suite; complete with both ensuite and walk in closet. The fully finished lower level was carefully considered and completed, creating a warm and cozy environment with sizeable rec. room, additional bedroom, ample amounts of storage, and full 4 piece bath! The private, west facing backyard is both fully fenced, and finished with an oversized double detached garage and plenty of room to relax or play. Ideally located within walking distance to schools, and just minutes from Mahogany Lake&rsquo;s beaches, parks, playgrounds, and more, including Mahogany Village Market, and Westman Village. Welcome home! Welcome to the highly sought-after, award-winning, community of Mahogany!**