



**330 Marquis Lane SE**  
**Calgary, Alberta**

**MLS # A2296669**



**\$412,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,259 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Faces Front, Heated Garage, Tandem		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 270
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows		

**Inclusions:** N/A

Welcome to your new home! Your family will love LAKE LIVING in the award-winning community of MAHOGANY! Here is your opportunity to become a homeowner at an EXCELLENT VALUE in this sought after complex; don't miss this one! This popular-designed 2-bedroom, 2.5-bathroom townhouse is perfect for first-time buyers or young families looking to enjoy the benefits of LAKE COMMUNITY living at an accessible price point. LOW CONDO FEES and a well managed complex provide peace of mind so you can truly enjoy your home. You'll love the 9ft ceiling height and well planned layout, featuring a popular dual primary bedroom design, each with its own private ensuite and spacious closet. The OPEN CONCEPT main floor offers an oversized kitchen with extended QUARTZ COUNTERTOP and sleek STAINLESS STEEL APPLIANCES. Your generous dining area overlooks the large back balcony. The DOUBLE TANDEM ATTACHED garage and driveway provide plenty of parking and storage. CENTRAL AIR CONDITIONING will keep you cool in the warm summer months. All of this within walking distance to Mahogany's amazing amenities and numerous family-friendly outdoor spaces. Including a 63-acre lake, two private sandy beaches, a 22,000 sq.ft. members-only Beach Club, 22 km of pathways, 265 acres of green spaces, and several parks and playgrounds. You'll also love the convenience of nearby schools, shopping, restaurants and access to Deerfoot and Stoney Trail for a stress free commute. Don't miss the opportunity to own in this beautiful community! Come and view this lovely home before it's too late! Quick possession available.