



**325 Marquis Heights SE
Calgary, Alberta**

MLS # A2304334



\$639,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,566 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Primary Suite Curtains, Primary Bathroom Wall Art, Living Room TV Wall Mount

Lake living in Mahogany ~ Welcome to this delightful 2 storey home with a functional layout for family life. Enter the home through a comfortable foyer that quickly opens into a bright front living room, complete with a gas fireplace and custom built-in cabinets that add both style and practical storage. The main floor is finished with engineered hardwood throughout and includes a handy little den tucked behind the stairs—perfect for a home office or a kids’ play space that stays out of the way. Toward the rear of this level, the layout opens up into a sunny dining area and kitchen, where granite countertops, subway tile, full-height cabinets, and a clean, bright design make it feel fresh and functional. There’s a great bonus closet for pantry use, plus a breakfast bar for quick meals or extra seating. The mudroom off the kitchen leads to a fully fenced backyard with composite decking and excellent afternoon sun—an ideal setup for relaxing or entertaining. Upstairs offers three good-sized bedrooms, including a standout primary with a slightly vaulted ceiling, big windows, ceiling fan, walk-in closet, and a comfortable 5-piece ensuite with dual sinks. One of the secondary bedrooms also includes its own walk-in closet, and you’ll appreciate the full 4-piece bath and convenient upstairs laundry. A 3-stage water filtration system and a spacious 22x22 detached double garage round things out nicely. Living in Mahogany means you’re close to everything that makes this lake community so popular—schools are within walking distance, and you’re just a short trip to the Main Beach clubhouse and West Beach and an abundance of pathways take you through the wetlands too. It’s an easy place to enjoy the outdoors, meet neighbours, and really feel part of a community.