



23 Marquis Link SE
Calgary, Alberta

MLS # A2304734



\$665,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,711 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscap		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Window Coverings (as-is), Key Padlocks on All Exterior Doors

Welcome to 23 Marquis Link SE. A beautifully maintained home offered by the original owners who spared no expense when building with Stepper Custom Homes. This thoughtfully designed property features a versatile front home office that is perfect for remote work or a quiet retreat. The open-concept main floor is enhanced by 9' ceilings and beautiful hardwood flooring. The kitchen is complete with stainless steel appliances, a new dishwasher, quartz countertops, timeless dark cabinetry, a convenient eating bar, and a pantry. Upstairs, enjoy the ease of upper-level laundry and 3 well-appointed bedrooms. The 2 upper bathrooms each have quartz countertops. The primary bedroom can accommodate king-sized furniture, has a walk-in closet & 5 pc ensuite featuring dual sinks, a deep soaker tub & a large shower. The home has been freshly painted throughout and includes central air conditioning for your upcoming summer comfort. The unfinished basement offers incredible future potential with a separate walk-up entrance, a dual-zone furnace and a washer/dryer rough-in. Ideal for customization or secondary suite possibilities (subject to city permits & approval). Step outside to a sunny west-facing backyard featuring a large deck, gas line for bbq and low-maintenance landscaping. The perfect space for soaking up the afternoon and evening sun. The oversized 24' x 24' detached garage provides ample space for vehicles, storage, and more. The lot is also NOT a zero-lot-line property like the newer phases of Mahogany! Located in the desirable community of Mahogany, close to the 4-season lake, wetlands, amenities, schools & playgrounds.