



**145 Marquis Common SE
Calgary, Alberta**

MLS # A2315535



\$679,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,910 sq.ft.	Age:	2012 (14 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, Landscaped, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan		

Inclusions: Hot Tub

Welcome to this stunning custom-built two-storey home, ideally located on a quiet crescent in the sought-after lake community of Mahogany. Thoughtfully designed with exceptional craftsmanship and high-end finishes throughout, this home offers the perfect blend of style, comfort, and functionality. The bright and open main floor features spacious living areas, highlighted by a beautiful marble-tiled gas fireplace that creates a warm and inviting atmosphere. The chef-inspired kitchen is truly the heart of the home, showcasing full-height walnut cabinetry, quartz countertops, a large oversized island, upgraded stainless steel appliances, a gas cooktop, built-in oven, and a striking mosaic tile backsplash. The adjacent dining area is surrounded by windows on three sides, filling the space with natural light and creating an ideal setting for family meals and entertaining. Upstairs, you will find three generously sized bedrooms, each featuring custom-built walnut closets. The luxurious primary suite offers a spa-inspired ensuite complete with dual sinks, heated floors, a full-width glass shower, and a custom walk-in closet. Convenient upper-level laundry and two additional spacious bedrooms complete this level. Step outside through the sliding patio doors to enjoy the beautifully designed backyard featuring an oversized deck, relaxing hot tub, lower patio area, and an oversized double detached garage—perfect for year-round enjoyment and entertaining. The fully finished basement adds even more living space with a large recreation room and wet bar, providing the ideal setting for movie nights, games, or hosting friends and family. Located within walking distance to two schools, Mahogany’s wetlands, pathways, parks, and the main beach entrance, this exceptional home offers an unbeatable lifestyle in one of Calgary’s most desirable communities.