



GRASSROOTS

REALTY GROUP

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**341 Marquis Heights SE
Calgary, Alberta**

MLS # A2315969



\$670,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,869 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, Storage, Walk-In Closet(s)		

Inclusions: Door bell camera, Digital Thermostat, Mounted shelves, garage shelving

Welcome to life in Mahogany, where modern comfort meets one of Calgary's most sought-after lake communities. Thoughtfully designed for both everyday living and effortless entertaining, this beautifully maintained 2-storey home offers a bright, inviting atmosphere from the moment you step inside. Large windows flood the home with natural light while the open-concept layout creates a seamless flow between the living, dining, and kitchen spaces, making it easy to gather with family and friends or simply enjoy the comfort of home. At the heart of the main level is a stunning kitchen designed with both style and functionality in mind. Crisp white cabinetry, stainless steel appliances, abundant storage, and an oversized centre island create a space that feels equally suited for busy mornings, casual family dinners, or hosting guests. The adjoining dining area is spacious and bright, while the mudroom offers additional storage and practical everyday convenience. Rich vinyl plank flooring throughout the main level adds warmth and durability to the home's modern aesthetic. Upstairs, the thoughtful layout continues with three generously sized bedrooms, creating flexibility for growing families, guests, or home office needs. The primary retreat is a peaceful space to unwind, complete with a walk-in closet and private 3-piece ensuite. An additional full 4-piece bathroom serves the upper level, while the unfinished basement offers endless potential for future development tailored to your lifestyle. Outside, the low-maintenance backyard creates the perfect setting for relaxing summer evenings, entertaining, or simply enjoying more time and less upkeep. The oversized and heated detached garage, and rear lane access add both convenience and functionality to the property. Located in the award-winning lake community of Mahogany, this home offers far more than just beautiful

living spaces. Residents enjoy year-round access to the private lake, beaches, skating, paddleboarding, extensive walking pathways, parks, playgrounds, shops, restaurants, schools, and countless community amenities. With an incredible sense of connection and a lifestyle centered around outdoor living, Mahogany continues to be one of Calgary's most desirable places to call home.