



**5 Marquis Common SE
Calgary, Alberta**

MLS # A2318410



\$699,800

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,703 sq.ft.	Age:	2012 (14 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Double Vanity, French Door, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound

Inclusions: TV in Great Rm (includes bracket but does not include a remote), basement appliances (refrigerator, electric stove, microwave hoodfan combo, dishwasher, washer, dryer), shed, garage door remote(s)

Congratulations… Your search is over! This exceptional former showhome delivers everything on your wishlist and more. Oversized rooms flow seamlessly together with perfectly placed windows capturing the morning sunrise in the primary retreat, daytime sun in the main living space, and warm evenings in the southwest-facing backyard. And don’t worry… central a/c ensures you always return to a cool, quiet sanctuary after a day at work or at the private Beach Club. A massive asset to this property is the fully self-contained, legal basement suite. This space is a proven, top-tier revenue generator with zero vacancy history, boasting its own private side entrance and a dedicated patio so you never have to share outdoor space. Perfectly situated on a corner lot that’s significantly bigger than the norm, this home sits in a highly coveted, established phase of Mahogany where pride of ownership is so evident. With extensive pathways directly across the street you're within easy walking distance to 74 acres of naturalized wetlands, numerous playgrounds, two pristine beaches, the Beach Club, Public AND Catholic schools, restaurants, boutique shops, and many other amenities. Experience the unique "permanent vacation" lifestyle you deserve and make this spectacular home yours before someone else does! (NOTE: Furnished images of the main and upper floors are virtually staged).