



GRASSROOTS

REALTY GROUP

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**52 Marquis Crescent SE
Calgary, Alberta**

MLS # A2321590



\$839,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,118 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home		

Inclusions: In ceiling speakers, EV charger, Solar Panels, Exterior Led Lights

OPEN HOUSE | Saturday June 20th, 3:00–5:00 PM | Make a move to Mahogany just in time to enjoy lake living this summer ~ Located just steps away from Mahogany's wetlands and pathway network, this upgraded 4-bedroom, 4-bathroom home offers over 2,700 sq. ft. of developed living space in one of Calgary's most sought-after lake communities. The main floor features vinyl plank flooring, high ceilings, and an open-concept layout designed for everyday living and entertaining. The kitchen is finished with granite countertops, a large island, stainless steel appliances, and ample cabinet space, while the adjoining dining area and living room with a gas fireplace create a comfortable gathering space. A mudroom and convenient 2-piece bathroom complete the main level. Upstairs, you'll find three bedrooms and a Bonus Room, including a spacious primary retreat with a walk-in closet and 5-piece ensuite. A full bathroom and upper-level laundry room to add functionality for growing families. The fully finished basement provides additional living space with a large recreation room, 4th bedroom, and full bathroom, making it ideal for guests, teenagers, a home office, or gym. Outside, enjoy the large fully fenced backyard and composite deck with a BBQ gas line. Additional features include central air conditioning, solar panels, an EV charger, in-ceiling speakers, and exterior LED lighting. One of the standout features of this home is its location. With the wetlands just across the street, you'll have easy access to walking and biking paths, green space, and some of Mahogany's most scenic surroundings. Residents also enjoy year-round lake access to two separate beaches (The Main Beach & Clubhouse or the West Beach), parks, playgrounds, schools, shopping, and all the amenities that make Mahogany one of Calgary's premier lake communities. Lake life means

fishing for trout, paddle boarding, pedal boats, swimming and taking a slow day to build a sandcastle. The beach is yours when you choose to make Mahogany your home. A well-appointed family home in an exceptional location.