



GRASSROOTS
REALTY GROUP

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75 Marquis Green SE
Calgary, Alberta

MLS # A2329576



\$619,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,584 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home, Quartz Counters, Vaulted Ceiling(s)		

Inclusions: N/A

Welcome to this beautifully maintained 4-bedroom, 3.5-bathroom home in the award-winning lake community of Mahogany, offering over 2,300 sq. ft. of developed living space and an exceptional location just one block from the wetlands and Rock Park. With walking distance to Mahogany School, Divine Mercy School, parks, pathways, and year-round lake amenities, this home offers the perfect blend of comfort, convenience, and community. The bright and functional main floor features rich laminate flooring, an open-concept layout, and a spacious living room that flows seamlessly into the dining area and stylish kitchen. Complete with quartz countertops, a large island, ample cabinetry, and stainless steel appliances, the kitchen is designed for both everyday living and entertaining. A versatile main floor office provides the perfect work-from-home space, while the mudroom and convenient 2-piece bathroom add everyday practicality. Upstairs, you'll find three spacious bedrooms, including a generous primary retreat with a walk-in closet and a beautifully appointed ensuite featuring quartz countertops. Two additional bedrooms, a full bathroom, and the convenience of upper-level laundry complete the second floor. The professionally builder-developed basement expands your living space with a large recreation room, an oversized fourth bedroom with a walk-in closet, and another full bathroom—ideal for guests, teenagers, or extended family. Outside, enjoy the fully fenced backyard, a large 11' x 9' storage shed, paved back lane access, and a 60-amp electrical service already run to the parking pad, making it easy to build your future garage. Additional upgrades include CENTRAL AIR CONDITIONING (2024), FRESH PAINT THROUGHOUT (2026), QUARTZ COUNTERTOPS IN THE KITCHEN & ENSUITE, and a BUILDER-DEVELOPED BASEMENT, making

this home truly move-in ready.