



GRASSROOTS
REALTY GROUP

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360 Marquis Heights SE
Calgary, Alberta

MLS # A2336312



\$679,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,585 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Alley Access, Heated Garage, Parking Pad, See Remarks		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Dog Run Fenced In, Front Yard, Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Water Softener (as-is), Main Floor TV Mount, Backyard Shed, Garage Heater, Garage Speakers, Basement Shelving Unit.

Gorgeous 2 storey home in the sought after lake community of Mahogany, offering plenty of space for your family, vehicles and toys. Situated on a huge pie shaped lot with a landscaped backyard, heated triple detached garage with speakers, large parking pad and the flexibility to reconfigure the yard to create an even larger backyard. A section of the fence swings open to provide additional access when needed. Inside, the main floor features hardwood flooring, a spacious living room with a central gas fireplace, dining area and a stunning chef's kitchen with granite countertops, abundant cabinetry, pot and pan drawers, large eating bar, pantry and oversized window overlooking the backyard. A convenient den, powder room and rear entry with a closet complete the main level. Upstairs the spacious primary retreat features vaulted ceilings, a walk in closet and spa inspired ensuite with dual vessel sinks, large shower and separate soaker tub. Two additional bedrooms, a 4 piece bathroom and large laundry room complete the upper floor. The unfinished basement has already been framed and offers plenty of potential for future development. Additional features include central air conditioning, a water softener (as-is) and rough in for exterior lighting with a dedicated switch located in the closet. Enjoy a beautifully landscaped backyard, heated triple garage and ample parking, with the option to convert the parking pad into additional backyard space. Located close to Mahogany Lake, beaches, extensive walking and biking paths, schools, shopping, restaurants and countless other amenities. A fantastic opportunity to enjoy everything Mahogany has to offer with the space and flexibility to suit your lifestyle.