

# \$640,000 - 309 Marquis Heights Se, Calgary

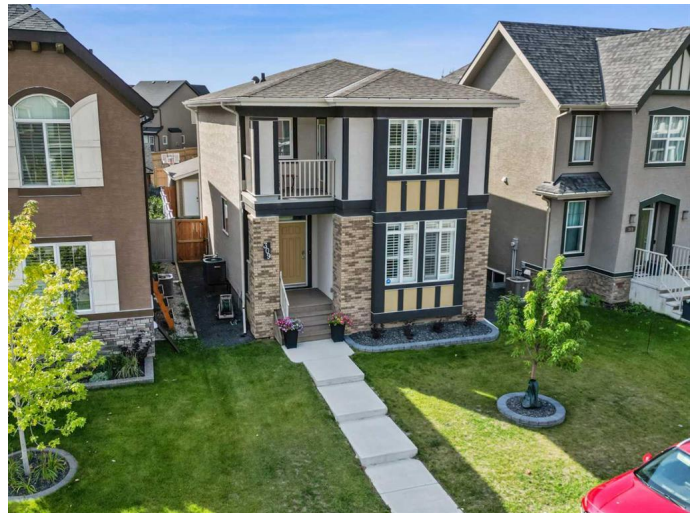
MLS® #A2087015

**\$640,000**

4 Bedroom, 4.00 Bathroom, 1,654 sqft  
Residential on 0.08 Acres

Mahogany, Calgary, Alberta

Are you looking to live in a Lake Community? This is your opportunity - MAHOGANY LAKE and under \$650K! Start enjoying this convenient Mahogany Lake Location - Steps away from the Clubhouse, lake, ponds, Ice rink, parks, pathways, schools (x2), shopping, soccer, bike paths, South Pointe Hospital, transit, and the major south expressways. Community lifestyle living that makes Mahogany Lake an outstanding, safe, and secure community. Rich curb appeal with architectural features - stucco, brick, mature landscaping, and concrete walkways. This modern home is situated on a quiet street & is family-friendly. Plus! A "CHEFS" kitchen with UPGRADED Stainless Steel appliances (gas cooktop stove), pantry, plenty of cupboard space, upgraded quartz counter-tops with subway back-splash tiles, custom wood style cabinet door & central island with a flush eating bar, and under-mount stainless steel sink with a large window above. The main floor is complete with the living & dining room, den/office foyer, mud room & 2-piece bath. Upstairs features a spacious primary bedroom with a closet & 4-piece ensuite, two additional bedrooms, a laundry room & another full bathroom. The oversized fenced south-facing yard has an upper wood patio hot tub area & includes a large double detached garage. The front covered entry with brick columns details completes this home & offers the perfect space to relax & enjoy watching the kids! Upgrades include plumbing and light fixtures, a



## 309 MARQUIS HEIGHTS SE

REC-A MEASUREMENT STANDARD - CALGARY, AB  
MAIN LEVEL (AG) - 826.79 Sq Ft / 76.81 m<sup>2</sup>  
UPPER LEVEL (AG) - 826.79 Sq Ft / 76.81 m<sup>2</sup>  
TOTAL ABOVE GRADE RMS SIZE - 1653.58 Sq Ft / 153.62 m<sup>2</sup>  
BASEMENT DEVELOPED AREA (BG) - 636.93 Sq Ft / 59.17 m<sup>2</sup>  
BASEMENT UNDEVELOPED AREA (BG) - 180.94 Sq Ft / 16.81 m<sup>2</sup>  
TOTAL AG/BG AREA - 2471.45 Sq Ft / 229.60 m<sup>2</sup>



fully finished basement with an extra bedroom, bathroom, and secondary family room with electric fireplace, 9' main floor ceilings, hardwood floors, upper primary bedroom balcony, and custom window shutter(s). A lake lifestyle amenity beyond compare - Mahogany's Central Beach site is the home of the community's grand Beach Club, where residents have exclusive access to sandy beaches, a splash park, tennis courts, play equipment, a fishing pier and non-motorized marina, and more! Don't miss this opportunity. Call your friendly REALTOR(R) to book your viewing right away!

Built in 2014

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2087015    |
| Price          | \$640,000   |
| Sold Price     | \$632,500   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,654       |
| Acres          | 0.08        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

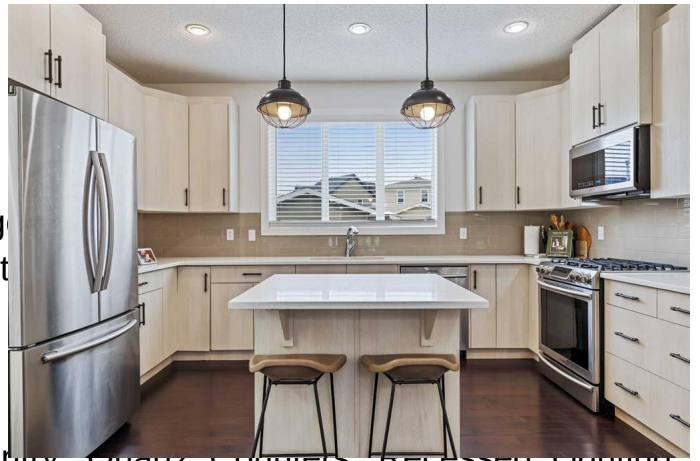
|             |                        |
|-------------|------------------------|
| Address     | 309 Marquis Heights Se |
| Subdivision | Mahogany               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3M 2A7                |

## Amenities

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Amenities      | Beach Access, Clubhouse, Recreation Room                      |
| Parking Spaces | 2                                                             |
| Parking        | Alley Access, Double Garage, Faces Rear, Insulated, On Street |

## Interior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Chandelier, Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings     |
| Heating           | High Efficiency, Forced Air, Natural Gas                                                                                                 |
| Cooling           | Central Air                                                                                                                              |
| Fireplace         | Yes                                                                                                                                      |
| # of Fireplaces   | 1                                                                                                                                        |
| Fireplaces        | Basement, Electric, Family Room                                                                                                          |
| Has Basement      | Yes                                                                                                                                      |
| Basement          | Finished, Full                                                                                                                           |



## Exterior

|                   |                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Courtyard, Lighting, Private Yard                                                                                                                      |
| Lot Description   | Back Lane, Back Yard, Fruit Trees/Shrub(s), Front Yard, Interior Lot, Reverse Pie Shaped Lot, Landscaped, Level, Street Lighting, Yard Lights, Private |
| Roof              | Asphalt Shingle                                                                                                                                        |
| Construction      | Brick, Stucco, Wood Frame                                                                                                                              |
| Foundation        | Poured Concrete                                                                                                                                        |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 12th, 2023 |
| Date Sold      | December 1st, 2023 |
| Days on Market | 50                 |
| Zoning         | R-1N               |
| HOA Fees       | 546.00             |
| HOA Fees Freq. | ANN                |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | JAYMAN REALTY INC. |
|----------------|--------------------|

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