

\$699,900 - 274 Marquis Court Se, Calgary

MLS® #A2119719

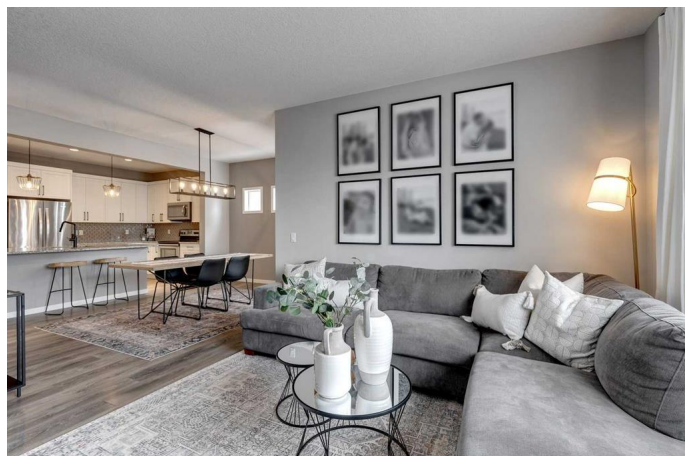
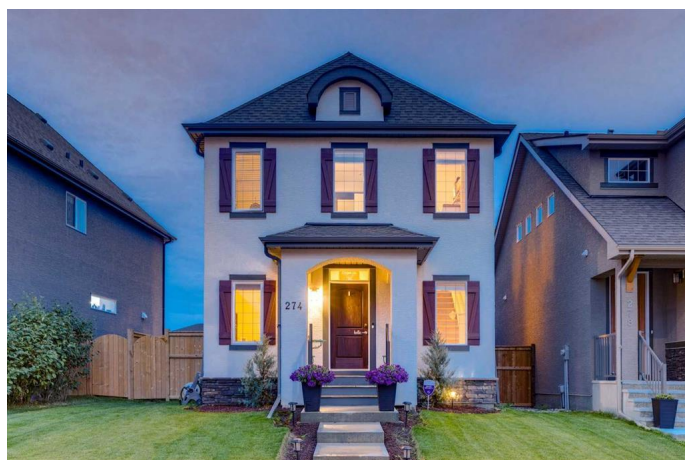
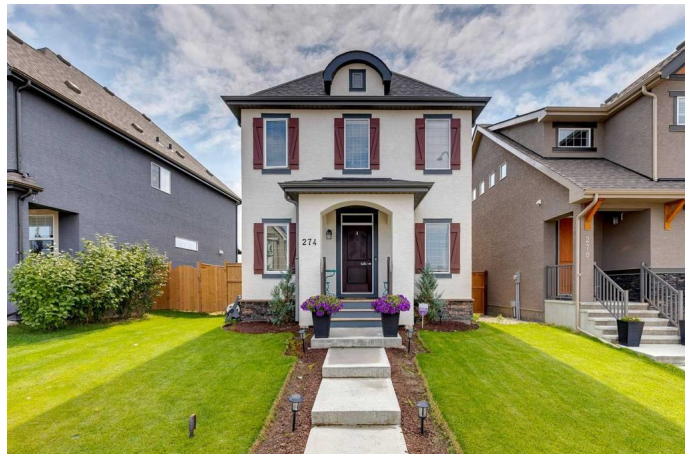
\$699,900

4 Bedroom, 4.00 Bathroom, 1,655 sqft

Residential on 0.09 Acres

Mahogany, Calgary, Alberta

Welcome to 274 Marquis Court - nestled in a quiet cul-de-sac and steps away from the wetlands in the award-winning lake community of Mahogany! This meticulously maintained and beautifully upgraded family home offers over 2,400 sq.ft of living space and a rare 24' x 21' garage that's been fully insulated with metal paneling and ample built-in storage. Upon entering the home you'll be welcomed into the tastefully decorated spacious foyer and side den that's been customized with shaker paneling and offers the perfect work from home office. Expansive windows provide natural light throughout the living room, dining area, and gourmet kitchen where you'll find upgraded cabinetry, high end appliances, quartz countertops, pantry, and a large breakfast bar. The main floor is complete with a custom mudroom and a beautiful 2pc bathroom that you'll be proud to show off to company. Spindle railing leads to the second level where you'll find an intimate primary quarter equipped with a generous ensuite and a large walk-in closet. Two more spacious bedrooms, 4pc bathroom and a rare, oversized laundry room with ample storage complete the second level. The lower level has been professionally developed and includes a large rec room- perfect for hosting friends or an additional kid's space, 4th bedroom and a beautifully upgraded 4 pc bathroom. This home is complete with a large sunny SW backyard where you will find yourself spending



many summer days and nights. This incredible home exudes pride of ownership and is truly one of a kind for Mahogany!! Donâ€™t miss your opportunity to live in Calgaryâ€™s number one lake community!

Built in 2016

Essential Information

MLS® #	A2119719
Price	\$699,900
Sold Price	\$721,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,655
Acres	0.09
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	274 Marquis Court Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1Y1

Amenities

Amenities	Beach Access, Clubhouse, Party Room, Playground
Parking Spaces	4
Parking	220 Volt Wiring, Alley Access, Double Garage Detached, Oversized, Paved, See Remarks

Interior

Interior Features	Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Family Room, Mantle, Recreation Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Landscaped, Paved, Private
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 5th, 2024
Date Sold	April 10th, 2024
Days on Market	5
Zoning	R-1N
HOA Fees	570.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
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