

\$640,000 - 284 Marquis Heights Se, Calgary

MLS® #A2138420

\$640,000

3 Bedroom, 3.00 Bathroom, 1,475 sqft

Residential on 0.07 Acres

Mahogany, Calgary, Alberta

LOCATION! LOCATION! LOCATION! BACK TO THE MARKET AFTER MASSIVE RENOVATIONS WORTH OVER \$20,000. NEW POURED CONCRETE! BRAND NEW CARPET! Are you looking to live in a Lake Community? This is your opportunity - MAHOGANY LAKE and under \$650K! THE BEST-PRICED HOUSE OF ITS KIND IN MAHOGANY! 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. 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 stainless steel sink with a large window above. The main floor is complete with the living & dining room, 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 backyard 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!. The undeveloped basement awaits your design touch with ample room to make it a haven. 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! Practicality meets luxury with the double detached garage accessible through the backyard and back alley, ensuring convenience without compromising the aesthetic appeal of the exterior. This home effortlessly combines modern design with functional elegance, creating an ambiance that is as inviting as it is impressive. Experience the Mahogany lifestyle at its finest, where every detail has been carefully curated to elevate your living experience. Welcome home to a symphony of style, comfort & sophistication! But before you go step outside to a sunny, larger-than-average-facing backyard—a haven for family gatherings and furry friends alike. The seasonal delights of Mahogany come to life with easy access to the 4 SEASON LAKE, nearby shopping, restaurants, transit, 19 Acre Central Park, and a myriad of WALKING TRAILS GALORE. Embrace the recreational paradise designed exclusively for Mahogany residents. Call your favorite realtor and book for a showing before it's gone. This one will not last long.

Built in 2014

Essential Information

MLS® #	A2138420
Price	\$640,000
Sold Price	\$632,000

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,475
Acres	0.07
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	284 Marquis Heights Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1Z9

Amenities

Amenities	Beach Access, Boating, Clubhouse, Community Gardens, Day Care, Dog Park, Dog Run, Fitness Center, Park, Parking, Picnic Area, Playground, Recreation Room, Visitor Parking
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other, Playground, Storage
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Lot Description	Back Lane, Back Yard, Close to Clubhouse, Low Maintenance Landscape, Landscaped, Other, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Other, See Remarks, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 5th, 2024
Date Sold	June 18th, 2024
Days on Market	13
Zoning	R-1N
HOA Fees	570.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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