

\$462,500 - 128 Marquis Lane Se, Calgary

MLS® #A2150097

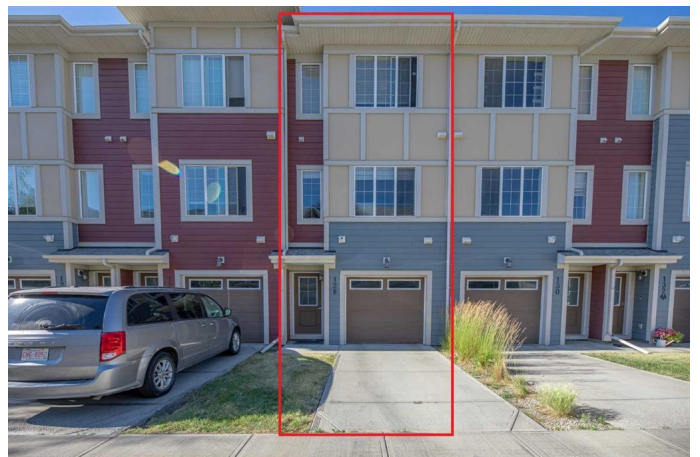
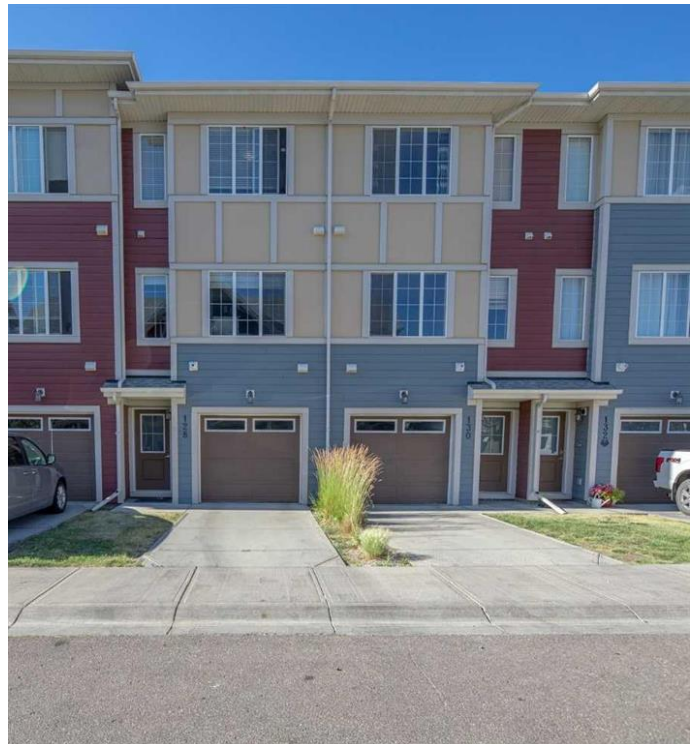
\$462,500

2 Bedroom, 3.00 Bathroom, 1,303 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Welcome to this charming 2-bedroom plus den townhouse nestled in the picturesque lake community of Mahogany. A great option for investors, first time buyers or those looking to downsize. As you step inside, you'll immediately notice the modern and elegant design that flows throughout the home. The open concept living area seamlessly connects the living room, dining area, and kitchen, creating a spacious and inviting atmosphere. The kitchen is a chef's dream, featuring sleek granite countertops with extended island with room for seating, stainless steel appliances, and ample cabinet space for all your culinary needs. Whether you're preparing a quick meal or hosting a dinner party, this kitchen provides the perfect backdrop. A sunny deck, with a gas line is located off the kitchen. A two-piece bath completes this level. Upstairs, boasts two spacious primary bedrooms, each with its own ensuite bathroom and newer carpet. These dual primary bedrooms offer the ultimate in privacy and convenience, making it ideal for families, roommates, or guests. A versatile den adds to the home's appeal, providing a flexible space that can be used as a home office, reading nook, or an additional guest space. Comfort is paramount with the inclusion of air conditioning, ensuring you stay cool during the warm summer months. This well maintained and managed complex is equipped with James Hardie siding. The tandem garage offers plenty of space for two vehicles or additional storage, providing practical and convenient



solutions for your parking and storage needs. There is also access to the back lawn from the garage. Located in the highly sought-after community of Mahogany, this townhouse offers access to the four-season lake facility. The vibrant community center hosts a variety of events and activities, fostering a strong sense of community. Experience the best of lake community living in this beautifully appointed home, where modern amenities and a serene environment come together to create a perfect living experience.

Built in 2013

Essential Information

MLS® #	A2150097
Price	\$462,500
Sold Price	\$457,250
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,303
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	128 Marquis Lane Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M2G6

Amenities

Amenities	Beach Access
Parking Spaces	3
Parking	Double Garage Attached, Driveway, Heated Garage, Tandem

Interior

Interior Features	Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Balcony, BBQ gas line, Lighting
Lot Description	Back Yard, Cul-De-Sac, Lawn, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 3rd, 2024
Date Sold	September 5th, 2024
Days on Market	33
Zoning	DC
HOA Fees	427.52
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
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