

\$459,900 - 114 Marquis Lane Se, Calgary

MLS® #A2156285

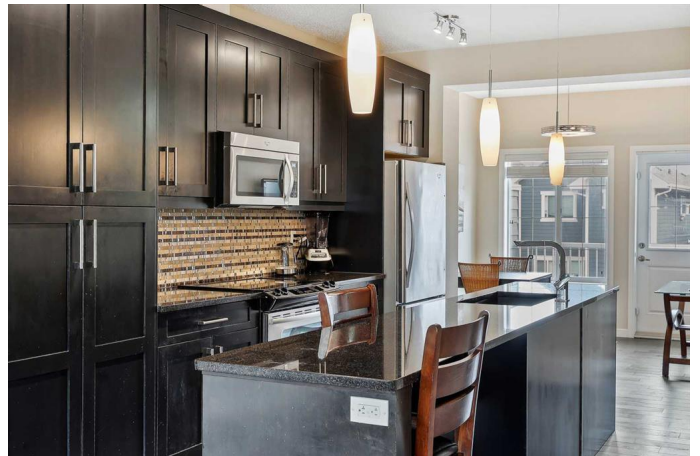
\$459,900

2 Bedroom, 3.00 Bathroom, 1,264 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Beautiful 2-Bedroom Townhouse, located in the highly sought-after community of Mahogany. This townhouse offers a perfect blend of comfort, style, and convenience with the benefits of lake access. Residents can take advantage of the many year-round activities and amenities including the Lake and Beach Club. With its 63-acre freshwater lake, Private Beach club, 74-acre scenic wetlands, trails, parks, lots of shopping and schools this community has it all. Come have a look at this fantastic open concept three story FORMER SHOW HOME built by Jayman BUILT accompanied by nicely selected updates. Enjoy the large kitchen with granite countertops, expansive breakfast bar, ample kitchen cabinets complimented with sleek stainless steel appliances, full tile back splash, upgraded sil granite sink with Moen faucet and stylish pendant lighting. Entertain in the large living room with 9'™ ceilings with over sized feature windows that invite an abundance of natural daylight in while still enjoying a designated dining area. upgraded half bath and private deck with BBQ gas line. A beautiful site line from front to back accented with rich hardwood flooring. Head up to the upper level where you will discover two Primary Suites, ideally located on opposite sides of the house ensuring convenience and privacy for all residents. Both have their very own private ensuite featuring two full four piece bathrooms. The South Primary has a fantastic walk-in closet with an interior window



while the North Primary has a walk-through closet along with a classy hounds tooth feature wall. Returning back to the entry level you have a spacious foyer with custom niche for coats and boots right before you head into the DOUBLE ATTACHED TANDEM GARAGE with 2 entry points. The latter being a garden door out to the quaint and private green space where you can sit and enjoy some peace and quiet. Additional features to this wonderful home include CENTRAL AIR CONDITIONING and an EXTENDED PARKING PAD FOR A THIRD VEHICLE. Visitor parking kitty corner to your home and an awesome playground on site for the kiddos. Located steps to two schools, soccer field, purple playground and plethora of walking and biking trails, this home is a take off point for home ownership, especially in such a wonderful Lake community. Quick access to 52nd, Stony Trail and Deerfoot along with all of the offered amenities such as shopping, restaurants, Lake activities and community events make this a perfect choice. Welcome Home!

Built in 2013

Essential Information

MLS® #	A2156285
Price	\$459,900
Sold Price	\$457,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,264
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey

Status	Sold
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Community Information

Address	114 Marquis Lane Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2G6

Amenities

Amenities	Playground, Visitor Parking
Parking Spaces	3
Parking	Concrete Driveway, Double Garage Attached, Enclosed, Garage Door Opener, Tandem

Interior

Interior Features	Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Balcony, Playground
Lot Description	Greenbelt, Landscaped
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 9th, 2024
Date Sold	August 29th, 2024
Days on Market	20
Zoning	DC
HOA Fees	450.00
HOA Fees Freq.	ANN

Listing Details

Listing Office Jayman Realty Inc.

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