\$675,000 - 49 Marquis Common Se, Calgary

MLS® #A2214954

\$675,000

4 Bedroom, 4.00 Bathroom, 1,640 sqft Residential on 0.08 Acres

Mahogany, Calgary, Alberta

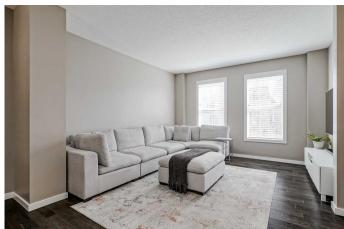
Open House Saturday May 3rd 1-3PM & Sunday May 4th 1-4PM- Welcome to your dream home in Calgary's award-winning lake community of Mahogany! This beautifully maintained Creekside model by Stepper Homes offers impressive curb appeal and over 2,200 sq ft of developed living space, complete with thoughtful upgrades throughout.

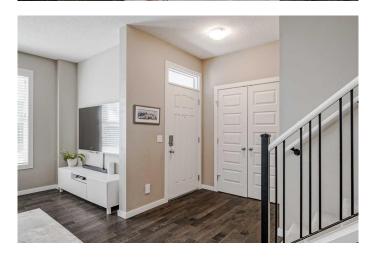
Step inside to discover soaring 9' ceilings, rich hardwood floors, and an open-concept layout that includes a main floor den and a stunning kitchen. Featuring quartz countertops, extended maple shaker cabinetry, stainless steel appliances with a gas range, and designer lighting, this space is perfect for cooking and entertaining.

Upstairs, you'II find 3 spacious bedrooms, including a large primary suite with a private balcony, perfect for morning coffee or unwinding in the evening, along with a convenient upper-level laundry room. The professionally finished basement adds incredible value, offering a large recreation room, a fourth bedroom, and a generously sized bathroom, ideal for guests or a growing family.,

Enjoy your sunny, west-facing backyard that's beautifully landscaped and perfect for entertaining on the oversized back deck. A heated double detached garage completes this fantastic home.







Located just blocks from the wetlands, public and Catholic schools, and community amenities, this home provides the perfect lifestyle for you and your family. And for added comfort, it also comes with A/C!

Built in 2013

Essential Information

MLS® # A2214954 Price \$675,000

Bedrooms 4

Bathrooms 4.00 Full Baths 3

Half Baths 1

Square Footage 1,640 Acres 0.08 Year Built 2013

Type Residential

Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 49 Marquis Common Se

Subdivision Mahogany

City Calgary
County Calgary
Province Alberta
Postal Code T3M 1N8

Amenities

Amenities Beach Access, Park, Playground

Parking Spaces 2

Parking Double Garage Detached

of Garages 2

Interior

Interior Features High Ceilings

Appliances Central Air Conditioner, Dishwasher, Gas Stove, Microwave Hood Fan,

Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Balcony, Private Entrance, Private Yard

Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Level, Low

Maintenance Landscape, Few Trees

Roof Asphalt Shingle

Construction Brick, Composite Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 1st, 2025

Days on Market 2

Zoning R-G

HOA Fees 582

HOA Fees Freq. ANN

Listing Details

Listing Office eXp Realty

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