

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

MLS® #A2214954

**\$675,000**

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

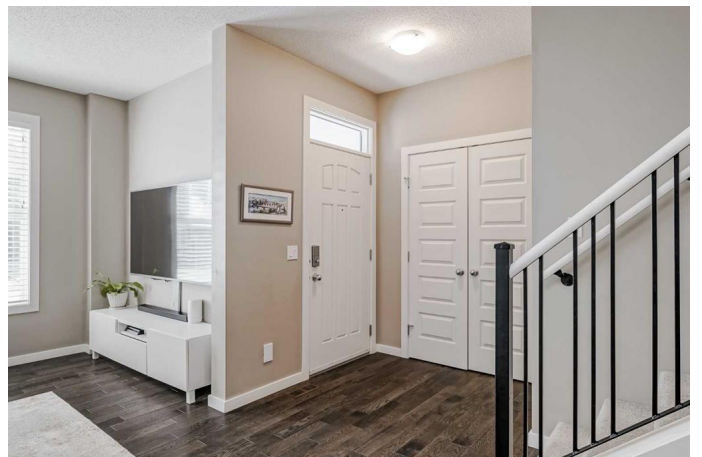
Mahogany, Calgary, Alberta

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'll 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, Few Trees, Front Yard, Landscaped, Level, Low Maintenance Landscape
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
----------------	------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.