# \$669,800 - 78 Marquis Heights Se, Calgary

MLS® #A2219106

# \$669,800

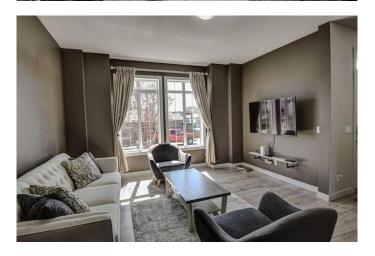
3 Bedroom, 4.00 Bathroom, 1,658 sqft Residential on 0.08 Acres

Mahogany, Calgary, Alberta

**OPEN HOUSE SUNDAY JUNE 8th** 12:30-3:30pm Built by Stepper Custom Homes, this laned beauty is in Showhome condition! This spacious property, located 1 block from the Mahogany wetlands, Inside, you'II enjoy 3 BIG bedrooms, 2 BIG great rooms, BIG spaces for smart storage, Tall windows for tons of natural light, a spacious laundry roomâ€land in the backyardâ€lis a New Deck & solid Double garage (24'x24' insulated and fully finished!). You'II enjoy compliments from guests on the beauty of your new home and meticulously planned and maintained front yard. Practical upgrades on the main floor of this home include: dedicated office / homework room, oversized pantry with solid wood shelves, mudroom with built-in floor-to-ceiling lockers and an open-concept transition to the family-friendly basement. Functional and luxurious upgrades on the second floor include: solid wood built-in storage in the laundry room, a master bedroom balcony, floor-to-ceiling tiled shower with spa-quality 10mm glass, soaker tub, custom double vanity and an over-sized walk-in closet. The foodie in your life will LOVE the NG oven/stove and NG hook-up outside for your BBQ! The outdoorsy one in the family will enjoy pathway access only 1 block away, which links directly to the City of Calgary pathway network AND thru the wetlands to the Mahogany Beach House where there's outdoor skating, tennis, water sports and a variety of playgrounds. The







NEW school only a few minutes walk away! Located on a quiet street with NO backyard neighbours, this home feels like a sanctuary. Thoughtfully designed and affectionately cared for, you'II LOVE calling this property home, Call today.

#### Built in 2015

#### **Essential Information**

MLS® # A2219106 Price \$669,800

Bedrooms 3
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 1,658 Acres 0.08 Year Built 2015

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 78 Marquis Heights Se

Subdivision Mahogany
City Calgary
County Calgary
Province Alberta

Postal Code T3M 2A8

## **Amenities**

Amenities Beach Access, Boating, Clubhouse

Parking Spaces 2

Parking Alley Access, Double Garage Detached

# of Garages 2

#### Interior

Interior Features Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan,

Quartz Counters, Recreation Facilities, Walk-In Closet(s), Wired for Data

Appliances Dishwasher, Dryer, Electric Stove, Refrigerator, Washer

Heating Central, Natural Gas

Cooling None
Has Basement Yes

Basement Finished, Full

## **Exterior**

Exterior Features Balcony, Garden, Private Yard

Lot Description Back Yard, Front Yard, Garden, Landscaped, Low Maintenance

Landscape

Roof Asphalt

Construction See Remarks

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 8th, 2025

Days on Market 42

Zoning R-G

HOA Fees 505

HOA Fees Freq. ANN

# **Listing Details**

Listing Office Royal LePage Solutions

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