\$709,900 - 151 Marquis Heights Se, Calgary

MLS® #A2211995

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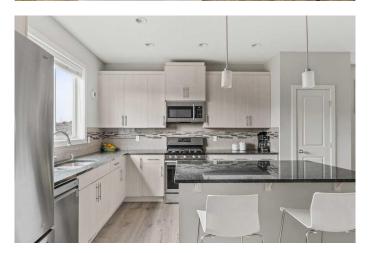
3 Bedroom, 4.00 Bathroom, 1,644 sqft Residential on 0.10 Acres

Mahogany, Calgary, Alberta

Located on a quiet cul-de-sac, this original-owner home features nearly 2,400 square feet of living space with 2 living areas, 3 bedrooms, 3.5 bathrooms and a home gym! This beautifully maintained property sits on an oversized pie lot, measuring over 4,300 square feet, with the perfect south-exposure, ensuring a bright and sunny living space and backyard all year round! The open concept main level of the property features a timeless light kitchen with granite countertops. The kitchen has a large window overlooking the expansive backyard, perfect for watching over children playing in the yard. Resilient laminate flooring flows throughout the main level with a central dining area that has ample space for virtually any table size. The main living area has a large window that overlooks the front yard and cul-de-sac. The main level has a private office space that is the perfect work-from-home space. A mudroom with double closets and 2pc bathroom complete the main level. The upper level of the home features three large bedrooms with the main bathroom and laundry room providing separation between the primary suite and secondary bedrooms. The expansive primary suite, measuring at 12'x15'6", has large south-facing windows overlooking the backyard and is complete with a 5 pc ensuite including a soaker tub, walk-in shower, dual sinks and an oversized walk-in closet. Two more bedrooms, a full bathroom and laundry room complete the second level. The developed basement features resilient







vinyl plank flooring throughout and has a large rec room that spans nearly 18'x17', making it the perfect home theatre area, games space or children's playroom. A home gym with a window (that could be converted to a 4th bedroom), a full bathroom and storage spaces complete the lower level. The backyard has a large deck that spans the width of the house that leads to the expansive pie lot, offering an incredible backyard. The double concrete parking pad provides comfortable parking for two with plenty of green space left for everyday enjoyment. Ideally located on a quiet and safe cul-de-sac, on a pie lot, in the heart of Mahogany, this move-in ready property has been immaculately maintained and truly offers it all!

Built in 2015

Essential Information

MLS® # A2211995 Price \$709,900

Bedrooms 3

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 1,644
Acres 0.10
Year Built 2015

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 151 Marquis Heights Se

Subdivision Mahogany
City Calgary
County Calgary

Province Alberta
Postal Code T3M 2A8

Amenities

Amenities None

Parking Spaces 2

Parking Parking Pad

Interior

Interior Features Double Vanity, Granite Counters, Kitchen Island, No Smoking Home,

Open Floorplan, Pantry, Quartz Counters, Vinyl Windows

Appliances Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s),

Washer, Window Coverings

Heating Forced Air

Cooling None
Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Fire Pit, Private Entrance, Private Yard

Lot Description Back Lane, Back Yard, Interior Lot, Landscaped, Lawn, Level, Pie

Shaped Lot, Private

Roof Asphalt Shingle
Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 17th, 2025

Days on Market 3

Zoning R-G

HOA Fees 595

HOA Fees Freq. ANN

Listing Details

Listing Office Charles

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