

# \$679,000 - 154 Marquis Common Se, Calgary

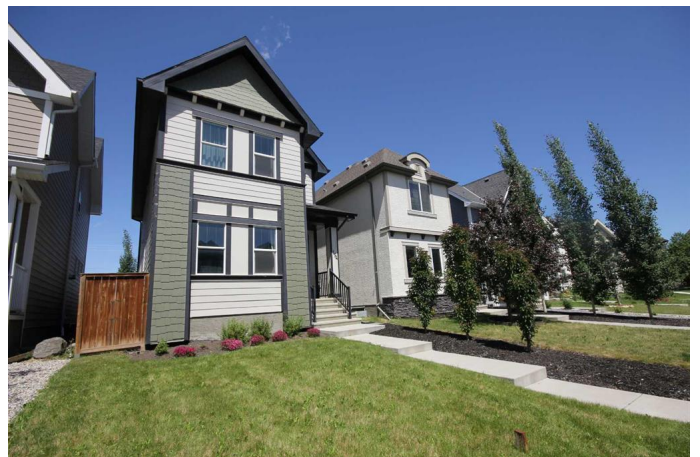
MLS® #A2210841

**\$679,000**

3 Bedroom, 4.00 Bathroom, 1,613 sqft  
Residential on 0.07 Acres

Mahogany, Calgary, Alberta

This UPGRADED home is sure to impress. NEWLY finished BASEMENT LEVEL gives over 2193 sq ft of living space. Pride of ownership throughout. Upon entering the front door, the NATURAL LIGHT floods across the HARDWOOD that seamlessly flows throughout the whole main level. This highly functional OPEN PLAN allows you to relax in the front living room leading you into the dining room and CHEF'S KITCHEN. The dining room flows into the kitchen so you can entertain in the dining room or have social gatherings at the eating bar. The chef's kitchen boasts a bounty of cabinetry, an ABUNDANCE of GRANITE countertops with a FLUSH EATING BAR and STAINLESS-STEEL appliances. To complete this level, convenient half bath near the rear of the home with a quaintly designated mud room heading out to your huge backyard deck. Situated between the tucked away 1/2 bath and the rear mud room is a built-in bench seat to drop everything when you come in the door. Just before you take the flight of stairs to the upper level, interestingly nestled away from the main floor, you will find a little treasure of a room - make it a reading den, home office, yoga space. A BARN DOOR for privacy! The upper level offers two unique MASTER bedrooms, each offering a 4 pc ensuite and large WALK IN closets. One featuring a soaring VAULTED CEILING and SPA like ensuite with soaker tub and separate shower. The other with RECESSED CEILING creating



extra character and unique lighting. Completing the upper level is a super convenient large bright laundry room. BRAND NEW FINISHED LOWER LEVEL. Relax in the rec room in front of your BIG FIREPLACE. HUGE BEDROOM with EGRESS window and WALK IN closet. 3 pc bathroom, furnace room with storage and separate storage room. Your private fully fenced back yard OASIS is beautifully LANDSCAPED for you to enjoy the summer evenings on your NEW deck. Relax on the deck while listening to the frogs. The landscaped front yard is complete with a SPRINKLER SYSTEM. To ensure comfort year-round, the home is equipped with centralized AIR CONDITIONING for hot summer nights and HEATED double car garage to combat the cold winters. Lots of street parking for friends and family when they visit. Have a peace of mind with your NEW FURNACE. All NEW LIGHTING fixtures throughout the house. Love the lifestyle Mahogany has to offer with two pristine beach areas on the lake. Conveniently located close to schools, shopping and variety of dining options.

Built in 2014

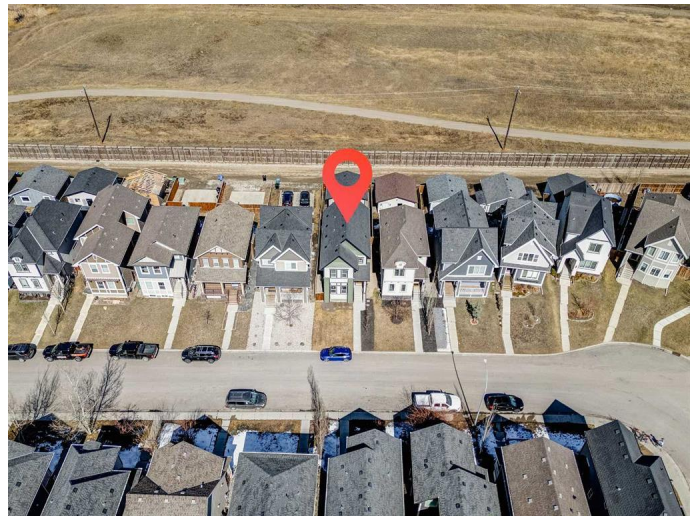
### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2210841    |
| Price          | \$679,000   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,613       |
| Acres          | 0.07        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |

Style 2 Storey  
Status Active

### Community Information

Address 154 Marquis Common Se  
Subdivision Mahogany  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T3M 1N7



### Amenities

Amenities None  
Parking Spaces 2  
Parking Double Garage Detached, Heated Garage, Off Street  
# of Garages 2

### Interior

Interior Features Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), 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  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Blower Fan, Decorative, Electric, Recreation Room  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Private Yard  
Lot Description Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Rectangular Lot, Treed, Underground Sprinklers  
Roof Asphalt Shingle  
Construction Composite Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed April 10th, 2025

|                |     |
|----------------|-----|
| Days on Market | 9   |
| Zoning         | R-G |
| HOA Fees       | 582 |
| HOA Fees Freq. | ANN |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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