

# \$669,900 - 151 Marquis Heights Se, Calgary

MLS® #A2211995

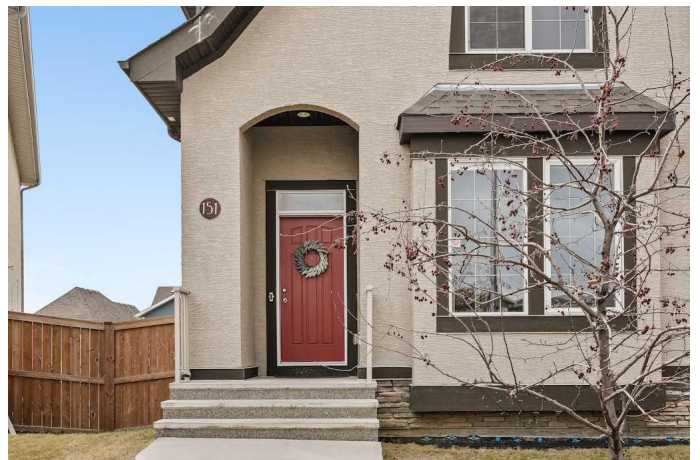
**\$669,900**

4 Bedroom, 4.00 Bathroom, 1,644 sqft

Residential on 0.10 Acres

Mahogany, Calgary, Alberta

Exceptional value on an incredible pie lot! 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 on an OVERSIZED PIE LOT! This beautifully maintained property sits on a landscaped lot that is far bigger than most, 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	\$669,900
Bedrooms	4
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	85
Zoning	R-G
HOA Fees	595
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Charles
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