

231 Marquis Lane SE  
Calgary, Alberta

MLS # A2251087

\$449,900

|           |                                           |        |                   |
|-----------|-------------------------------------------|--------|-------------------|
| Division: | Mahogany                                  |        |                   |
| Type:     | Residential/Five Plus                     |        |                   |
| Style:    | 3 (or more) Storey                        |        |                   |
| Size:     | 1,406 sq.ft.                              | Age:   | 2013 (12 yrs old) |
| Beds:     | 3                                         | Baths: | 2 full / 1 half   |
| Garage:   | Double Garage Attached, Tandem            |        |                   |
| Lot Size: | -                                         |        |                   |
| Lot Feat: | Backs on to Park/Green Space, Lawn, Level |        |                   |

|             |                                                                                                                                                 |            |        |
|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------|
| Heating:    | Forced Air                                                                                                                                      | Water:     | -      |
| Floors:     | Carpet, Laminate, Tile                                                                                                                          | Sewer:     | -      |
| Roof:       | Asphalt Shingle                                                                                                                                 | Condo Fee: | \$ 294 |
| Basement:   | None                                                                                                                                            | LLD:       | -      |
| Exterior:   | Composite Siding, Wood Frame                                                                                                                    | Zoning:    | DC     |
| Foundation: | Poured Concrete                                                                                                                                 | Utilities: | -      |
| Features:   | Breakfast Bar, Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s) |            |        |
| Inclusions: | none                                                                                                                                            |            |        |

BRIGHT & MODERN TOWNHOME | DOUBLE TANDEM GARAGE | AIR CONDITIONING | AFFORDABLE FEES - Welcome to 231 Marquis Lane SE, a meticulously maintained Jayman & Esprit model townhome located in the sought-after lake community of Mahogany. With over 1400 sq. ft. of thoughtfully designed living space, this home blends style, function, and comfort. The heart of the home is a sun-filled kitchen featuring quartz countertops, a massive island with seating, stainless steel appliances, rich cabinetry, and a custom tile backsplash. The open-concept layout flows seamlessly into the dining and living areas, perfect for both everyday living and entertaining. Just off the main level, a spacious balcony with a gas BBQ hookup extends your living outdoors and overlooks the landscaped greenbelt. Upstairs, the primary retreat includes a walk-in closet and private 4-piece ensuite. Two additional bedrooms, another full bath, and convenient upstairs laundry complete this level, making it ideal for families or professionals alike. The entry level offers a rare tandem double garage (15' x 35') with extra storage, along with direct access to the green space behind the property. Living in Mahogany means access to Calgary's premier four-season lake community. Residents enjoy the private beach club, parks, pathways, and easy access to schools, shops, and major routes. This is a turnkey home that combines modern upgrades, functional design, and unbeatable community amenities. Call your favourite REALTOR to book a showing today!