

\$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, youâ€™ll enjoy 3 BIG bedrooms, 2 BIG great rooms, BIG spaces for smart storage, Tall windows for tons of natural light, a spacious laundry room and in the backyard is a New Deck & solid Double garage (24â€™x24â€™ insulated and fully finished!). Youâ€™ll 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 thereâ€™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, youâ€™ll 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 | 62 |
| Zoning | R-G |
| HOA Fees | 505 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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