

# \$675,000 - 327 Marquis Court Se, Calgary

MLS® #A2174368

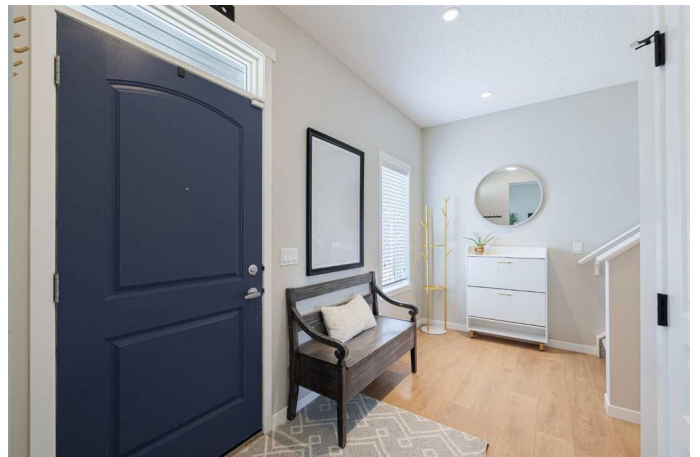
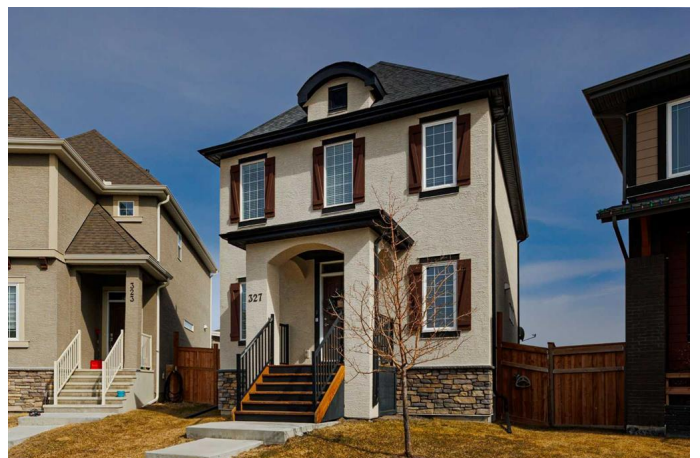
**\$675,000**

3 Bedroom, 3.00 Bathroom, 1,686 sqft  
Residential on 0.10 Acres

Mahogany, Calgary, Alberta

**\*OPEN HOUSE: MARCH 30th from 12pm-2pm\*\*** Step into this exceptional, move-in ready detached home, ideally located in the desirable lake community of Mahogany SE. Just blocks from all the green space, walking/biking paths and Mahogany Lake and the Mahogany Community Clubhouse, this pie lot backs onto no other homes. Situated on a quiet cul-de-sac lot, this home offers the perfect blend of luxury and convenience. Boasting nearly 1,700 sq ft of beautifully developed living space, this home features 3 spacious bedrooms plus main floor office/den, 2.5 bathrooms, and an open-concept, bright main floor living space. The chef-inspired kitchen comes complete with a premium stainless steel appliance package, upgraded cabinetry, while the expansive living and dining areas are perfect for both family time and a large island for entertaining. The office/flex room off the large entry is ideal for working from home or a kids play area. The huge entry allows for plenty of storage and large closet space, plus a convenient back entry mudroom/closet area as well.

The primary suite is a true retreat, accommodating a king-sized bed and offering a fully upgraded ensuite with his and her vanity and a walk in closet. The convenience of an upstairs laundry room with storage/shelving, is an added bonus. The second and third spacious bedrooms with ample closet space finished off the 2nd level of this lovely home.



Step outside to the private east-facing backyard with a large deck, ideal for entertaining, with no neighbors behind and room to add a dog run and an oversized double garage. The undeveloped basement features roughed-in plumbing and potential for full development for another bedroom/ bath and rec area. Property upgrades include: AC unit, luxury vinyl flooring on the main level, ultra-soft carpet upstairs and so much more, making this home truly stand out. Enjoy year-round lake access, plus proximity to Mahogany Village, the YMCA, South Health Campus, and major routes like Deerfoot and Stoney Trail.

Don't miss your chance to own in Calgary's premier lake community. Welcome home!

Built in 2017

### Essential Information

MLS® #	A2174368
Price	\$675,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,686
Acres	0.10
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	327 Marquis Court Se
Subdivision	Mahogany
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3M 1Y1

### **Amenities**

Amenities	Beach Access, Clubhouse, Dog Park, Picnic Area, Playground, Park
Parking Spaces	2
Parking	Alley Access, On Street, Parking Pad

### **Interior**

Interior Features	Breakfast Bar, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	None, Unfinished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Pie Shaped Lot, Private
Roof	Asphalt Shingle
Construction	Concrete, See Remarks, Stone, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	9
Zoning	R-G
HOA Fees	554
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	The Real Estate District
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