

460 Marquis Heights SE
Calgary, Alberta

MLS # A2213516



\$685,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,840 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum		

Inclusions: Couch (Basement), Security system for doors, windows, motion detectors and glass break alarms, Smart Doorbell, Smart Thermostat, TV Mounts, Bidets, Pergola

CORNER LOT | FULLY FINISHED LOWER LEVEL | OVERSIZED DOUBLE GARAGE | LAKE COMMUNITY LIVING | Welcome to 460 Marquis Heights — a beautifully upgraded corner-lot home in Calgary's premier lake community of Mahogany. Offering over 2,700 sq ft of thoughtfully designed living space, this home delivers more of what matters: comfort, style, and location. Inside the living room is warm and inviting with a modern tile GAS FIREPLACE — perfect for relaxing or entertaining. The chef-inspired kitchen boasts GRANITE and QUARTZ COUNTERTOPS, an oversized ISLAND WITH SEATING FOR FOUR, tons of cabinet space, SOFT-CLOSE DRAWERS, and stainless steel appliances. The BRIGHT and spacious DINING AREA flows onto a private SIDE DECK, ideal for summer BBQs or morning coffee. Upstairs, retreat to your PRIMARY SUITE, complete with a SPA-INSPIRED ENSUITE and a generous WALK-IN CLOSET. Two additional bedrooms, a stylish full bathroom, and a CONVENIENT UPPER LAUNDRY ROOM complete this level. The FULLY FINISHED LOWER LEVEL adds even more space with a media room, HOME OFFICE or GYM NOOK, 4th bedroom, and a full bath — ideal for family, work-from-home, or entertaining. BONUS: AIR CONDITIONING. Enjoy the outdoors with a landscaped SW FACING backyard, featuring a DECK, and a fully fenced lot. The OVERSIZED DOUBLE GARAGE offers plenty of room for vehicles, tools, and toys. STEPS TO MAHOGANY WETLANDS, LAKE, and EXCLUSIVE BEACH CLUB. Located in one of Calgary's most sought-after lake communities, this home is just minutes from parks, pathways, and year-round recreational amenities. Whether you're relaxing at the beach, paddling on the lake, or enjoying the natural wetlands, Mahogany offers a lifestyle like no

other. VIEW 3D TOUR!