

**231 Marquis Lane SE  
Calgary, Alberta**

**MLS # A2251087**



**\$449,900**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 294
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**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!