

# \$639,900 - 264 Marquis Heights Se, Calgary

MLS® #A2218664

**\$639,900**

3 Bedroom, 4.00 Bathroom, 1,479 sqft

Residential on 0.07 Acres

Mahogany, Calgary, Alberta

\*\*\* OPEN HOUSE June 15 3PM TO 5PM \*\*\*

Check out this outstanding three-bedroom detached home nestled in the quiet and highly sought-after lake community of Mahogany.

This beautifully upgraded family home offers a rare opportunity to enjoy a spacious yard with no neighbours behind—perfect for added privacy and outdoor living. From its elegant stucco and stone exterior to the high-end finishes inside, every detail has been thoughtfully designed to impress.

Step inside to find a sun-drenched main floor featuring a front family room that flows seamlessly into the stunning gourmet kitchen and bright dining nook. The kitchen is truly the heart of the home, boasting tall, dark-stained cabinetry, sleek quartz countertops, and stainless steel appliances—all set against the backdrop of smoky grey stained maple hardwood floors. This space feels both luxurious and inviting, ideal for cooking, entertaining, and everyday living.

Upstairs, you'll find three spacious bedrooms, including a generous primary retreat complete with a four-piece ensuite and a walk-in closet that offers ample room for any wardrobe. The additional bedrooms are perfect for kids or guests and share a well-appointed four-piece bath. A convenient upper-level laundry room adds to the home's functional layout.



The fully finished basement is open and versatile, offering endless possibilities for a home theatre, fitness area, playroom, or office. Additional features include a high-efficiency furnace and a direct vent hot water tank, ensuring comfort and energy savings year-round.

Oversized HEATED Double Car Garage for added convenience. Located just minutes from Mahogany Lake, parks, schools, and vibrant local amenities, this home truly has it all. Don't miss your chance to live in one of Calgary's most desirable communities! Call your favorite Realtor today!

Built in 2014

### Essential Information

MLS® #	A2218664
Price	\$639,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,479
Acres	0.07
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	264 Marquis Heights Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3M 1Z9

### Amenities

Amenities Beach Access, Park, Picnic Area, Playground, Other  
Parking Spaces 2  
Parking Double Garage Detached, Off Street  
# of Garages 2

### Interior

Interior Features No Animal Home, No Smoking Home  
Appliances Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer  
Heating Forced Air, Natural Gas  
Cooling Other  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Other, Private Yard  
Lot Description Back Lane, Back Yard  
Roof Asphalt Shingle  
Construction Stone, Stucco, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed May 7th, 2025  
Days on Market 41  
Zoning R-G  
HOA Fees 550  
HOA Fees Freq. ANN

### Listing Details

Listing Office Real Broker

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.