

# \$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, you'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 (24'x24' insulated and fully finished!). You'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 there'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	Double Garage Detached, Alley Access
# of Garages	2

### Interior

Interior Features	Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s), Recreation Facilities, Wired for Data
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Natural Gas, Central
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Garden, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Garden
Roof	Asphalt
Construction	See Remarks
Foundation	Poured Concrete

## Additional Information

Date Listed	May 8th, 2025
Days on Market	76
Zoning	R-G
HOA Fees	505
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Royal LePage Solutions
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