

# \$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 May 31st 2PM to 4PM | June 1st 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 behindâ€”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 appliancesâ€”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, youâ€™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 homeâ€™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, Other, Park, Picnic Area, Playground
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	33
Zoning	R-G
HOA Fees	550
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Real Broker
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