

# \$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, youâ€™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 (24â€™x24â€™ insulated and fully finished!). Youâ€™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 thereâ€™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	Alley Access, Double Garage Detached
# of Garages	2

### Interior

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

## Exterior

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

## Additional Information

Date Listed	May 8th, 2025
Days on Market	48
Zoning	R-G
HOA Fees	505
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Royal LePage Solutions
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