

# \$1,065,000 - 14 Marquis Heights Se, Calgary

MLS® #A2254880

**\$1,065,000**

5 Bedroom, 4.00 Bathroom, 2,454 sqft

Single Family on 0.09 Acres

Mahogany, Calgary, Alberta

Located in the heart of Mahogany, one of Calgary's most desirable lake communities, this stunning 5-bedroom, 4-bathroom home offers 3,340 sq ft of beautifully designed living space and checks all the boxes: location, privacy, and amenities. Enjoy year-round access to the community lake, close proximity to Seton Hospital, the world's largest YMCA, Calgary Public Library, shopping malls, restaurants, and an environmental reserve with walking paths just steps from your door. The open-concept main floor features a formal dining room, living room, gourmet kitchen with a walkthrough pantry, breakfast nook, and a mudroom leading to the attached double garage. Upstairs includes four spacious bedrooms, a home office/study area with two desks, and a laundry room with a sink, while the master suite boasts a large walk-in closet and a luxurious 5-piece ensuite. One bedroom even offers a private balcony with unobstructed views of the environmental reserve. The fully finished basement includes a fifth bedroom, a large rec room with a wet bar, an additional laundry hookup, and a bonus tiled room with rough-in plumbing – perfect for a dog wash or extra storage. The backyard backs onto a walking path for added privacy and has a playground right next door, making it ideal for families. Looking out any window on the south side of the house gives you perfect views of the environmental reserve. Walking and biking is so easy just steps away from the house. The



recent upgrades are washer and dryer( 2022),  
Air conditioner(2020), Hot water tank( 2025)  
Water Softener(2020). With access to  
excellent schools including Divine Mercy  
(Catholic Kâ€“6), Mahogany School (Public  
Kâ€“6), and a future public middle school  
(Grades 5â€“9), this home truly has it all. Book  
your showing today before itâ€™s gone!  
(id:6289)

Built in 2013

**Essential Information**

Listing #	A2254880
Price	\$1,065,000
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Square Footage	2,454
Acres	0.09
Year Built	2013
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	14 Marquis Heights Se
Subdivision	Mahogany
City	Calgary
Province	Alberta
Postal Code	T3M1X6

**Amenities**

Amenities	Park, Playground, Schools, Shopping, Water Nearby, Clubhouse
Features	Wetlands, No neighbours behind, No Animal Home, No Smoking Home, Environmental reserve
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

**Interior**

Appliances	Refrigerator, Gas stove(s), Dishwasher, Microwave, Hood Fan, Window Coverings, Garage door opener, Washer/Dryer Stack-Up
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

## Exterior

Exterior	Brick, Stucco
Foundation	Poured Concrete

## Listing Details

Listing Office      Bow Realty



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