



DJ Golden
REAL ESTATE

780-897-4003
dj@djgolden.com

231 Marquis Lane SE
Calgary, Alberta

MLS # A2251087



\$449,900

Division:	Mahogany		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,406 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 294
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	none		

BRIGHT & MODERN TOWNHOME | DOUBLE TANDEM GARAGE | AIR CONDITIONING | AFFORDABLE FEES - Welcome to 231 Marquis Lane SE, a meticulously maintained Jayman & Esprit model townhome located in the sought-after lake community of Mahogany. With over 1400 sq. ft. of thoughtfully designed living space, this home blends style, function, and comfort. The heart of the home is a sun-filled kitchen featuring quartz countertops, a massive island with seating, stainless steel appliances, rich cabinetry, and a custom tile backsplash. The open-concept layout flows seamlessly into the dining and living areas, perfect for both everyday living and entertaining. Just off the main level, a spacious balcony with a gas BBQ hookup extends your living outdoors and overlooks the landscaped greenbelt. Upstairs, the primary retreat includes a walk-in closet and private 4-piece ensuite. Two additional bedrooms, another full bath, and convenient upstairs laundry complete this level, making it ideal for families or professionals alike. The entry level offers a rare tandem double garage (15' x 35') with extra storage, along with direct access to the green space behind the property. Living in Mahogany means access to Calgary's premier four-season lake community. Residents enjoy the private beach club, parks, pathways, and easy access to schools, shops, and major routes. This is a turnkey home that combines modern upgrades, functional design, and unbeatable community amenities. Call your favourite REALTOR® to book a showing today!