

# \$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

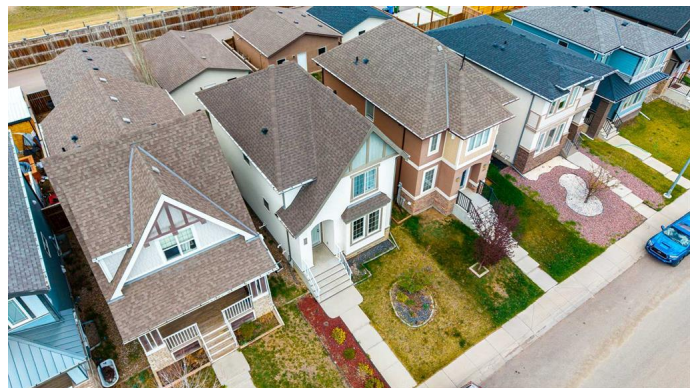
\*\*\* OPEN HOUSE June 15 3PM TO 5PM \*\*\*

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. Donâ€™t miss your chance to live in one of Calgaryâ€™s most desirable communitiesâ€”Call your favorite RealtorÂ® 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 Other, Park, Beach Access, 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 44  
Zoning R-G  
HOA Fees 550  
HOA Fees Freq. ANN

### Listing Details

Listing Office Real Broker

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