

31 Marquis Link SE Calgary, AB T3M 1Z5

**Residential
Incomplete
Banner:**

A2064840

DOM: 0 **LP:** \$629,900.00
CDOM: **OP:**

Step inside this stunning 2-storey home that embodies elegance, comfort, and modern living!



| | | | |
|----------------------|----------------------------|---------------------|-----------------|
| Class: | Detached | City: | Calgary |
| County: | Calgary | Subdivision: | Mahogany |
| Type: | House | Ttl Beds: | 4 |
| Levels: | Two | F/H Bth: | 3/1 |
| Year Built: | 2014 | RMS SQFT: | 1,450.00 |
| LINC#: | 0036160489 | LP/SF: | \$434.41 |
| Arch Style: | 2 Storey | Suite: | No |
| Possession: | Negotiable | Lot Size: | 3455 SqFt |
| Lot Dim: | | Lot Depth: | M' |
| Front Length: | 0.00M 0' 0" | | |
| Legal Desc: | 1411415;21;20 | | |
| Legal Pln: | 1411415 | Blk: | 21 |
| | | Lot: | 20 |
| | | Condo: | No |
| Zoning: | R-1N | Tax Amt/Yr: | \$3,522.00/2023 |
| Title to Lnd: | Fee Simple | Loc Imp Amt: | |
| Disclosures: | Contact Agent for Details | Front Exp: | E |
| Restrict: | None Known | | |

Recent Change: **07/13/2023 : UP : \$619,900->\$629,900**

Public Remarks: Open House Saturday July 15 from 1-4pm... Welcome to the award-winning lake community of Mahogany, where the Calgary real estate market is booming. Today, we invite you to step inside a stunning 2-storey home that embodies elegance, comfort, and modern living. With its desirable features and prime location, this property is an opportunity you don't want to miss. As you step through the front door, you'll be greeted by an immaculate and well-looked-after home that feels like new. The open concept design allows for seamless flow and effortless entertaining. Picture yourself hosting gatherings with loved ones, creating memories that will last a lifetime. The heart of this home is undoubtedly the kitchen, which centers around an extra-long 10-foot island. It's not just a place to cook; it's a space where culinary creations come to life and conversations flourish. The gorgeous finishes throughout, including luxury vinyl plank flooring, carpet, and ceramic tiles, exude style and sophistication. Need more space? This home has you covered. The fully finished basement offers endless possibilities. Whether you envision a cozy entertainment area, a home office, or a playroom for the kids, this versatile space can be tailored to suit your needs. Step outside and experience low-maintenance outdoor living at its finest. The back yard features stamped concrete and a walkway, ensuring you spend more time enjoying your home and less time on upkeep. With an east and west orientation, you'll bask in the warmth and natural sunlight throughout the day. This home is filled with thoughtful upgrades that enhance your everyday life. The oversized heated garage, insulated and painted, provides ample space for your vehicles and extra storage. With a new roof on the home and garage, new siding on the back of the garage, and Hardy board exterior, you can be confident in the durability and curb appeal of this property. The attention to detail continues in the bathrooms with raised vanities and a granite sink, adding a touch of luxury to your daily routine. Plus, the hide-a-hose feature for the Vacuflo system and upgraded lighting are just a few of the many conveniences that await you in this home. Every element of this home has been carefully selected to enhance your living experience. Hunter Douglas blinds on the main floor provide privacy and allow you to control natural light effortlessly. And with pull-outs in the cupboards, organization becomes a breeze. This home won't be available for long. Don't miss your chance to own this exquisite property in the coveted Mahogany community. Come see it now and take the first step toward the home of your dreams.

Directions:

Rooms & Measurements

| | | | | | | | | | | |
|-----------------------------|---------------|-----------|-----------|-----------|-----------|-------------------------|---------------------|-------------|-------------|-------------|
| Baths: | 2P | 3P | 4P | 5P | 6P | Bed Abv: 3 | Main: 67.63 | Mtr2 | 728.00 | SqFt |
| EnSt Bth: | 1 | 1 | 1 | 0 | 0 | Rms Abv: 9 | Upper: 67.63 | Mtr2 | 728.00 | SqFt |
| | 0 | 0 | 1 | 0 | 0 | Blw Grade: 52.30 | Mtr2 | 563.00 | SqFt | |
| Garage Dims (L x W): | 20`1" x 23`5" | | | | | Total AG: 134.71 | Mtr2 | 1,450.00 | SqFt | |

Property Information

| | | | |
|-----------------------|---|--------------------|-----------------------------|
| Basement: | Finished, Full | Lndry Feat: | Laundry Room, Upper Level |
| Heating: | Forced Air, Natural Gas | Cooling: | Central Air |
| Construction: | Cement Fiber Board, Stone, Vinyl Siding, Wood Frame | Fireplaces: | 0 |
| Foundation: | Poured Concrete | Flooring: | Carpet, Ceramic Tile, Vinyl |
| Exterior Feat: | Other | Fencing: | Fenced |
| Roof Type: | Asphalt Shingle | Balcony: | Deck, Front Porch |
| Reports: | RMS Supplements | | |
| Parking: | Double Garage Detached, Heated Garage, Insulated, Oversized Total: 2 | | |
| Features: | Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s) | | |
| Comm Feature: | Lake, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths | | |
| Lot Features: | Low Maintenance Landscape, Level | | |
| HOA: | \$546.01/Annually | | |
| HOA Include: | Amenities w/HOA, Lake Access | | |
| Goods Include: | Safe, Work Bench, Fridge in Garage | | |
| Appliances: | Dishwasher, Dryer, Garage Control(s), Garburator, Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings | | |
| Other Equip: | Garage Door Opener | | |
| Goods Exclude: | Shelves in Garage, Freezer, Outdoor Lighting, Water Fall | | |
| Assoc Amen: | Other | | |

Rooms Information

| Type | Level | Dimensions | Type | Level | Dimensions |
|------------------|-------|-----------------|----------------|-------|------------------|
| Foyer | Main | 5` 11" x 4` 2" | Kitchen | Main | 15` 3" x 13` 2" |
| Pantry | Main | 2` 4" x 2` 5" | Dining | Main | 18` 11" x 8` 7" |
| Living | Main | 14` 1" x 12` 5" | Game | BSMT | 26` 0" x 12` 7" |
| Other | Main | 25` 4" x 3` 9" | Frn/Util | BSMT | 13` 1" x 17` 10" |
| Laundry | Upper | 3` 5" x 4` 4" | Storage | BSMT | 4` 10" x 6` 6" |
| Other | Main | 19` 6" x 13` 1" | Primary Bed | Upper | 13` 5" x 12` 6" |
| Bedrm | Upper | 10` 0" x 9` 5" | Bedrm | Upper | 10` 0" x 9` 1" |
| Bedrm | BSMT | 8` 10" x 8` 11" | 2pc Bathroom | Main | 4` 9" x 5` 5" |
| 4pc Ensuite bath | Upper | 8` 8" x 4` 10" | 4pc Bathroom | Upper | 4` 10" x 8` 8" |
| 3pc Bathroom | BSMT | 9` 5" x 4` 10" | Walk-In Closet | Upper | 6` 0" x 5` 11" |

Agent & Office Information

List REALTOR®: [Mike Abou Daher](#)  team@mikeaboudaher.com
List Firm: [REAL BROKER](#)
Firm Address: #700, 1816 CROWCHILD TRAIL NW, CALGARY, T2M3Y7
Appt: ShowingTime
Showing Contact: Mike Abou Daher 403-809-9386
Comm: 3.5% on the first 100k, 1.5% on the balance
LB Type/Info: SentiLock/At the front
Owner Name: Private
Occupancy: Owner
Member Rmks: All Offers or Questions please contact Mike Abou Daher at (403) 809-9386 or team@mikeaboudaher.com (Awning as is)

Ownership: Private
Exclusion: No

Phone: [403-809-9386](tel:403-809-9386)
Phone: [855-623-6900](tel:855-623-6900)
Firm Fax:
List Date: 07/14/2023
Expiry Dt: 11/13/2023
With Dt:
SRR: No

Printed Date: 07/13/2023 9:13:55 PM

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