



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**179 MASTERS Cove, Calgary T3M2N8**

MLS®#: **A2093664**

Area: **Mahogany**

Listing Date: **01/08/24**

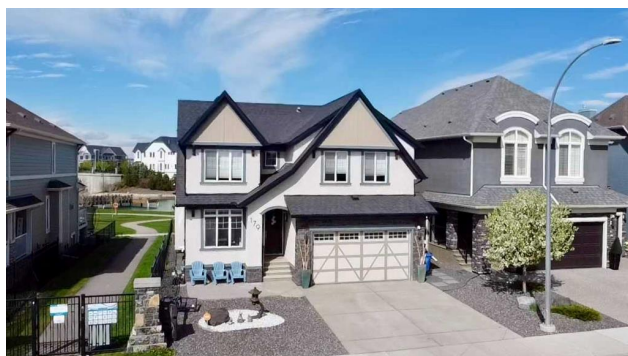
List Price: **\$1,899,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2016**

Lot Information

Lot Sz Ar: **4,983 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **3,187**  
Low Sqft:  
Ttl Sqft: **3,187**

DOM

**132**

Layout

Beds: **5 (4 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **5**  
Garage Sz: **3**

Access:

Lot Feat:

**Back Yard,Backs on to Park/Green Space,Close to Clubhouse,Cul-De-Sac,Lake,Low Maintenance Landscape,No Neighbours Behind,Landscaped,Level,Rectangular Lot,Views Insulated,Tandem,Triple Garage Attached**

Park Feat:

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Awning(s),BBQ gas line**

Construction: **Stone,Stucco**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Garburator,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Storage,Vinyl Windows,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
Office	Main	10`0" x 12`0"
Dining Room	Main	11`3" x 14`6"
Mud Room	Main	8`0" x 6`9"
Kitchen	Main	10`4" x 19`11"
5pc Ensuite bath	Upper	14`7" x 15`8"
Bonus Room	Upper	12`1" x 18`10"
5pc Bathroom	Upper	10`9" x 4`11"
Bedroom	Upper	10`0" x 14`6"
Bedroom	Upper	9`3" x 17`7"

Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 5`4"
Living Room	Main	16`1" x 15`10"
Breakfast Nook	Main	8`8" x 20`3"
Pantry	Main	10`6" x 8`5"
Bedroom - Primary	Upper	18`10" x 15`8"
Walk-In Closet	Upper	7`10" x 8`10"
Laundry	Upper	9`3" x 7`11"
Bedroom	Upper	9`3" x 14`0"
Bedroom	Lower	14`5" x 10`2"

Furnace/Utility Room Game Room	Lower Lower	9`1" x 18`5" 33`10" x 23`9"	3pc Bathroom  Legal/Tax/Financial	Lower	8`0" x 8`1"
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Title: <b>Fee Simple</b> Legal Desc:		Zoning: <b>R-1s</b>	
	<b>1611227</b>		Remarks

Pub Rmks:	<p><b>Estate Lake side living at its finest! BACKING DIRECTLY ON TO THE MAIN BEACH w/ a WEST EXPOSURE in a family friendly CUL-DE-SAC, over 4,370 square feet of smartly developed space including the PROFESSIONALLY DEVELOPED BASEMENT, CENTRAL AIR, ENGINEERED FLOORING &amp; TRIPLE GARAGE ATTACHED. Morrison built customized home developed with space &amp; functionality for today's modern family. Enter into 9' CEILINGS an enclosed FRONT DEN, EXPANDED MUDROOM &amp; SUPER SIZED WALK IN PANTRY. The main floor presents an impressive FLOOR TO CEILING BACK WINDOWS to showcase the panoramic BEACH &amp; LAKE VIEWS &amp; breaths light into the home from the FORMAL DINING AREA, back lifestyle room &amp; central nook. A kitchen designed with SOFT CLOSE doors &amp; drawers, FLOATING SHELVES, mosaic tiled backsplash, GAS STOVE TOP, extended height cabinets, QUARTZ COUNTERS &amp; an entertainment size central island. The open to above brings the outdoors in, with an upper bonus room over looking the lower lifestyle room, 3 kids generous size kids rooms, a 5 piece bath, convenient UPPER LAUNDRY &amp; primary retreat offering a spa inspired en-suite boasting his and her sinks, a full size shower, central soaker tub and water closet completing this space is the walk in closet large enough for his and hers and of course more spectacular views! Check out the wide open lower level development home to sunshine windows, 9' CEILINGS, 4 piece guest bath &amp; a 5th bedroom as well as added storage. Enjoy the lake lifestyle without all the work on a full width DURA DECK, RETRACTABLE AWNING &amp; MAINTENANCE FREE LANDSCAPING. Walking distance to 2 schools, the future Farmers Market and centrally located in the heart of this award winning 4 season community!</b></p>
Inclusions: Property Listed By:	<p><b>All built in speakers and backyard awning, hot tub wiring and breakers.</b> <b>RE/MAX FIRST</b></p>

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



