



THE
A-TEAM

**RE/MAX
FIRST**

53 MASTERS Place, Calgary T3M 2L4

MLS®#: **A2125200**

Area: **Mahogany**

Listing Date: **06/21/24**

List Price: **\$949,900**

Status: **Pending**

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: **4,520 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,712**
Low Sqft:
Ttl Sqft: **2,712**

DOM

9
Layout
Beds: **6 (4 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Low Maintenance Landscape,Rectangular Lot**
Park Feat: **Concrete Driveway,Double Garage Attached,Garage Door Opener**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Private Yard**

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

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Dishwasher,Dryer,Garage Control(s),Microwave,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Open Floorplan,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`9" x 14`6"	Kitchen	Main	16`1" x 12`3"
Dining Room	Main	15`1" x 13`10"	Den	Main	9`5" x 9`6"
Bedroom - Primary	Second	14`8" x 13`4"	Bedroom	Second	11`3" x 10`2"
Bedroom	Second	12`10" x 9`11"	Bedroom	Second	11`3" x 10`4"
Bedroom	Basement	14`5" x 10`3"	Bedroom	Basement	13`8" x 10`6"

Bonus Room
Game Room
4pc Bathroom
4pc Bathroom

Second
Basement
Second
Basement

14`9" x 14`6"
17`7" x 14`5"

Laundry
6pc Ensuite bath
2pc Bathroom

Second
Second
Main

12`8" x 5`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1513374

Zoning:
R-1N

Remarks

Pub Rmks:

Welcome to your dream home in Mahogany! This exquisite 2-storey gem is located in one of the most sought-after lake communities and offers the perfect blend of luxury, comfort, and style. Spanning 2,700 square feet, this spacious home features a total of 6 bedrooms and 4 bathrooms. The main floor boasts a bright and airy open-concept design, perfect for both entertaining and everyday living where the flow between the living room, dining area, and kitchen creates a welcoming atmosphere. The large white kitchen is a chef's dream, featuring a walk through pantry, built in oven, gas range, ample counter space with a breakfast bar, a central island and elegant cabinetry that offers plenty of storage. The versatile den on the main level provides the ideal space for a home office, study, or playroom, catering to your family's unique needs. Upstairs you will find the luxurious primary suite, complete with a spacious walk-in closet and a beautifully appointed ensuite bathroom featuring dual sinks, a soaking tub, and a separate shower. The 3 additional generously sized bedrooms provide ample space for family, guests, or hobbies, each offering plenty of natural light and closet space. A versatile bonus room, large laundry room and 4-pc bathroom complete the upper level. The fully finished basement is complete with 2 large bedrooms, recreation area and a 4-pc bath for a comfortable and enjoyable living experience. Enjoy your sunny south-facing backyard, where you'll find a stunning composite deck, perfect for outdoor dining, relaxation, and entertaining. The highlight of this outdoor space is the luxurious hot tub, offering a serene escape where you can unwind and enjoy the beautiful yard. Nestled in a picturesque lake community, this home offers an unparalleled lifestyle. Enjoy access to the community lake, where you can indulge in swimming, kayaking, and fishing. Scenic walking trails, parks, and recreational facilities are just a short distance away, providing endless opportunities for outdoor activities and family fun. This exceptional home combines the best of indoor and outdoor living in a prime location. Don't miss the opportunity to make this stunning property your own and experience the ultimate lake community lifestyle. Schedule a viewing today and prepare to be captivated by all this home has to offer!

Inclusions:
Property Listed By:

hot tub
CIR Realty

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









