



THE
A-TEAM

**RE/MAX
FIRST**

53 MASTERS Landing, Calgary T3M 2B2

MLS®#: **A2135843** Area: **Mahogany** Listing Date: **06/16/24** List Price: **\$1,290,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2014**
Lot Information
 Lot Sz Ar: **5,059 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **3,144**
 Low Sqft:
 Ttl Sqft: **3,144**

DOM

14
Layout
 Beds: **5 (4 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Lake,Front Yard,Interior Lot,Landscaped,Underground Sprinklers**
 Park Feat: **Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Triple Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Garage Control(s),Garburator,Gas Range,Microwave,Range Hood,Refrigerator,Washer/Dryer,Water Softener,Window Coverings**
 Int Feat: **Bar,Breakfast Bar,Ceiling Fan(s),High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Wet Bar**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	15`11" x 10`9"
Living Room	Main	17`5" x 14`2"
Mud Room	Main	9`1" x 6`9"
Bedroom - Primary	Second	15`8" x 13`9"
Bonus Room	Second	17`8" x 15`1"
Bedroom	Second	11`3" x 11`3"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	15`11" x 12`1"
Office	Main	13`2" x 9`6"
2pc Bathroom	Main	9`4" x 7`5"
5pc Ensuite bath	Second	19`4" x 10`0"
Bedroom	Second	15`1" x 10`11"
Bedroom	Second	11`10" x 11`3"

Laundry
Game Room
Bedroom
4pc Bathroom

Second
Lower
Lower
Lower

11`3" x 7`8"
30`8" x 21`0"
15`8" x 12`8"
10`11" x 5`6"

4pc Bathroom
Kitchenette
Furnace/Utility Room

Second
Lower
Lower

11`3" x 6`0"
9`6" x 7`11"
15`3" x 11`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1410860

Zoning:
R-1s

Remarks

Pub Rmks:

OPEN HOUSE Saturday June 22nd between 2 - 4 P.M. - Your home is an extension of you; it speaks of your style, your personality & what's important to you. This amazing family focused home is a testament to self-improvement, efficiency, integrity & most of all your family. Carefully built on the precipice of elegance, this rare, semi-private lake access home is the prime example of lot utilization and displays the hallmark of quality. Immediately evident is the purpose driven design seen through the open family room, dining room, home office & kitchen all connected by in an open design highlighted by a floor to ceiling stone fireplace in the living room that is accented by rustic yet contemporary beams on the vaulted 2 store ceiling. There were no compromises in the design of this home including rich millwork, outstanding kitchen with two tones cabinets, a butler pantry, 3 garage bays, fully finished basement with a wet bar and a cozy owners suite with a ensuite bath that will take you into a relaxed state just like your favorite spa. The backyard is professionally landscaped with a two tier deck and interlocking brick fire pit that is so inviting for your family summer BBQ's. If you can imagine welcoming friends & family into this elegant showstopper, if you dream of entertaining in a home that's a testament to your personality & success and if your family deserves only the best, and if inviting friends and family to the lake this summer through your own semi private access excites you then this home might be your home.

Inclusions:
Property Listed By:

**Wine fridge & alarm (no contract). Mirrors at the Front entry, Kitchen bar and Basement bar.
RE/MAX Landan Real Estate**

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











