



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**108 MASTERS Court, Calgary t3m2b8**

MLS®#: **A2145418**

Area: **Mahogany**

Listing Date: **06/28/24**

List Price: **\$949,500**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2015**  
Lot Information  
Lot Sz Ar: **6,522 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,468**  
Low Sqft:  
Ttl Sqft: **2,468**

DOM

**4**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Backs on to Park/Green Space,Irregular Lot,See Remarks  
Double Garage Attached,Driveway**

Utilities and Features

Roof: **See Remarks**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

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

Kitchen Appl: **Built-In Gas Range,See Remarks**  
Int Feat: **Breakfast Bar,Open Floorplan,See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"
Kitchen	Main	12`0" x 14`7"
Bonus Room	Upper	12`9" x 14`8"
Bedroom	Upper	11`10" x 12`6"
Bedroom	Upper	11`10" x 11`8"

Room	Level	Dimensions
Living Room	Main	16`6" x 14`0"
Bedroom - Primary	Upper	16`4" x 14`2"
5pc Ensuite bath	Upper	0`0" x 0`0"
3pc Bathroom	Upper	0`0" x 0`0"
Laundry	Upper	0`0" x 0`0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1413493**

Zoning:  
**R-1N**

Remarks

Pub Rmks:

**Click brochure link to view more details\*\* Welcome to 108 Masters Court. Nestled on a quiet cul-de-sac in the award winning lake community of Mahogany this stunning 2-storey home offers a blend of luxury and comfort. Perfectly positioned backing onto the red park playground and walking paths, this property is just a 5-minute stroll to the beach house. Step inside to discover a bright and open floor plan that flows seamlessly throughout. The main floor boasts an open concept design, featuring a large kitchen with white cabinets, under-cabinet lighting, gas range, central island, and breakfast bar. Upstairs, the master bedroom offers a luxurious retreat with vaulted ceilings and French doors opening to the front cul-de-sac. The ensuite bathroom is equally impressive, with dual sinks, a soaking tub, and a separate shower. Two additional large bedrooms, a central bonus room, a laundry room, and a 4-piece bathroom complete the upper level, providing ample space and convenience. This home boasts a large backyard with an expansive deck, ideal for outdoor dining. Additionally, a shed adds extra storage. Experience the best of Mahogany living at 108 Masters Court - where community, convenience, and comfort come together.**

Inclusions:  
Property Listed By:

**Call seller directly.  
Honestdoor Inc.**

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

















