



THE
A-TEAM

**RE/MAX
FIRST**

135 MASTERS Rise, Calgary T3M 2L5

MLS®#: **A2148999** Area: **Mahogany** Listing **07/17/24** List Price: **\$820,000**
 Status: **Active** County: **Calgary** Change: **-\$40k, 24-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2016**
Lot Information
 Lot Sz Ar: **3,519 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,017**
 Low Sqft:
 Ttl Sqft: **2,017**

DOM

61
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Low Maintenance Landscape,Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Garden**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave,Refrigerator,Washer**
 Int Feat: **Double Vanity,Granite Counters**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`0" x 12`5"
Dining Room	Main	12`5" x 6`10"
Mud Room	Main	8`10" x 5`7"
Family Room	Second	19`5" x 12`5"
5pc Ensuite bath	Second	11`10" x 10`8"
Bedroom	Second	11`10" x 9`3"
4pc Bathroom	Second	8`11" x 4`11"

Room	Level	Dimensions
Kitchen	Main	12`2" x 9`0"
Foyer	Main	8`3" x 6`3"
2pc Bathroom	Main	7`2" x 3`4"
Bedroom - Primary	Second	12`11" x 12`1"
Bedroom	Second	12`10" x 9`4"
Laundry	Second	6`7" x 4`11"

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

1513374

Remarks

Pub Rmks: **Welcome to Mahogany! Awarded as Canada's Community of the year in 2015. The bright and spacious concept floor plan is designed for today's more casual lifestyle. Live in this great location and experience the peaceful living in a 3 bedrooms, a bonus room, two and half baths, oversized kitchen with granite counter tops, a huge deck while enjoying the unblocked sun from the east. With centralized A/C, heated garage (tube type), with 220V outlet in the garage ready for electric vehicle charging. This home was built by Excel Homes with ready solar power and centralized vacuum system installation. This lovely North-West facing house is truly perfect for a growing family and enjoying all the privileges as a home-owner to access the beach and lake, walk around the wonderful walk-ways and bike lanes and easy access to schools inside the community and commercial establishments.**

Inclusions:
Property Listed By:

n/a
Real Estate Professionals Inc.

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