

283 MASTERS Row, Calgary T2M2T7

MLS®#: **A2152252** Area: **Mahogany** Listing **07/26/24** List Price: **\$659,900**
 Status: **Active** County: **Calgary** Change: **-\$100, 07-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2018** Abv Sqft: **1,651**
 Lot Information Low Sqft:
 Lot Sz Ar: **2,831 sqft** Ttl Sqft: **1,651**
 Lot Shape:

DOM

52
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **3**
 Garage Sz:

Access:
 Lot Feat: **Back Lane, City Lot, Lawn, Landscaped, Level**
 Park Feat: **Off Street, Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction:
 Heating: **Forced Air** **Wood Frame**
 Sewer: Flooring:
 Ext Feat: **Private Entrance, Rain Gutters** **Carpet, Laminate, Tile, Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
 Int Feat: **Breakfast Bar, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	12`7" x 10`10"	Kitchen	Main	15`0" x 10`2"
Mud Room	Main	6`6" x 4`1"	Walk-In Closet	Second	9`0" x 5`0"
Bedroom - Primary	Second	13`9" x 12`8"	3pc Ensuite bath	Second	11`1" x 4`11"
Laundry	Second	5`10" x 3`7"	4pc Bathroom	Second	9`1" x 5`0"
Bedroom	Second	11`0" x 9`1"	Bedroom	Second	13`3" x 9`5"
2pc Bathroom	Main	4`10" x 4`9"	Living Room	Main	17`6" x 13`4"
Bedroom	Basement	11`11" x 10`7"	4pc Bathroom	Basement	8`7" x 4`11"

Game Room

Basement

14` 4" x 13` 1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1810675

Zoning:
R-1N

Remarks

Pub Rmks:

PLEASE NOTE: NO SHOWINGS FROM SEPT. 12 TO 21 (FAMILY VISITING FROM OUT OF TOWN). A fabulous home in the Lake Community of Mahogany! Many Unique features include 12 FEET CEILINGS IN THE FULLY DEVELOPED BASEMENT and expensive GLASS RAILINGS on the main floor! The high end finishings include a sleek, modern kitchen with plenty of storage., a good sized pantry and lengthy QUARTZ counter tops. Sleek subway tile back-splash and beautiful SS appliances complete the kitchen. There is a spacious dining area and HUGE sunken living room with 12 FOOT ceiling. A powder room completes the main floor. South Back yard has both a deck with gas for BBQ, and a nice 10 x 20 ground patio. Upstairs you will find a big primary bedroom with generous WALK IN closet, 3 piece ensuite, 2 other good sized bedrooms and a four piece bath. A laundry room with storage completes the second floor. The basement is fully developed with egress windows, incredible 12 foot ceilings in the rec room and utility area, another bedroom and 4 piece bath. ON DEMAND hot water tank, humidifier, A/C, and many other features complete this MOVE IN READY home! Flexible possession.

Inclusions:
Property Listed By:

N/A
First Place Realty

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









