



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**102 MASTERS Common, Calgary T3M 2N5**

MLS®#: **A2153005** Area: **Mahogany** Listing **07/31/24** List Price: **\$885,000**  
 Status: **Active** County: **Calgary** Change: **-\$15k, 20-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2017**  
Lot Information  
 Lot Sz Ar: **4,014 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,270**  
 Low Sqft:  
 Ttl Sqft: **2,270**

DOM

**59**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Low Maintenance Landscape,Landscaped,Level,Rectangular Lot**  
 Park Feat: **Additional Parking,Double Garage Attached,Driveway,Electric Gate,Front Drive,Heated Garage,Rear Drive,RV Access/Parking,See Remarks,Workshop in Garage**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Microwave Hood Fan,Refrigerator,Stove(s),Tankless Water Heater,Washer**  
 Int Feat: **Built-in Features,Double Vanity,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,See Remarks,Separate Entrance,Soaking Tub,Tankless Hot Water,Walk-In Closet(s),Wired for Data**

Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>13`8" x 11`2"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`8" x 13`8"</b>
<b>Family Room</b>	<b>Upper</b>	<b>13`10" x 11`8"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>17`2" x 11`4"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>13`4" x 9`2"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>13`6" x 11`10"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>13`0" x 12`0"</b>
<b>Foyer</b>	<b>Main</b>	<b>11`2" x 5`8"</b>
<b>Laundry</b>	<b>Upper</b>	<b>7`2" x 7`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>13`4" x 9`6"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`2" x 4`10"</b>
<b>5pc Bathroom</b>	<b>Upper</b>	<b>11`10" x 5`0"</b>

Title:  
**Fee Simple**  
Legal Desc:

**1810048**

Zoning:  
**R-1**

Remarks

Pub Rmks:

**Welcome to your dream home in Mahogany, where thoughtful upgrades create an atmosphere of inviting charm from the moment you step inside. With over 2200 sqft of living space, this stylish Jayman Emerge home stands out with its bespoke upgrades, offering a unique and personalized living experience unlike any other. The gourmet open-concept kitchen is a culinary enthusiast's dream, featuring sleek white cabinetry, stunning quartz countertops, and a large island perfect for both meal prep and casual dining. Equipped with stainless steel appliances and a walk-in pantry, this kitchen truly has it all. Enjoy your morning coffee in the bright dining area, seamlessly connected to the inviting living room—an ideal space for hosting and entertaining guests. Experience Calgary's beautiful summers from your private deck, overlooking a meticulously landscaped, fully fenced backyard—your perfect oasis for outdoor gatherings and relaxation. A convenient powder room and mudroom enhance the functionality for busy families. Step into a mechanic's paradise with a fully customized garage featuring vaulted ceilings, an infrared heater, bespoke shelving racks, an electric hoist, a magnetic drill, an air compressor, and numerous additional upgrades—perfect for both hobbyists and professionals. Upstairs, a spacious bonus room awaits, along with a convenient laundry room. The luxurious primary suite boasts a walk-in closet and a five-piece ensuite bathroom, complemented by two additional bedrooms and a four-piece family bathroom. The walkout basement is ready for your personal touch, leading to a fully turfed landscaped yard with a concrete pad and motorized trailer-style gate, offering flexible options which could be an option to park your trailer during the winter months. Additional upgrades to this home include air-conditioning, custom lighting both inside and out including gemstone lights, a blinds package, brand new carpet, landscaping, and more. This home perfectly balances modern luxury with natural serenity. Plus its in a fantastic location situated just a short walk from the main beach and club entrance, as well as serene wetlands and walking paths, it offers peaceful nature retreats right at your doorstep.**

Inclusions:  
Property Listed By:

**Gemlights, Motorized Gate Control  
Century 21 Bamber Realty LTD.**

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











