

**67 MASTERS Crescent, Calgary T3M 2M7**

MLS®#: **A2157580** Area: **Mahogany** Listing Date: **08/13/24** List Price: **\$659,900**  
 Status: **Pending** County: **Calgary** Change: **-\$25k, 07-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2017**  
Lot Information  
 Lot Sz Ar: **2,917 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,593**  
 Low Sqft:  
 Ttl Sqft: **1,593**

DOM

**36**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Interior Lot,Landscaped,Level,Street Lighting,Rectangular Lot**  
 Park Feat: **Double Garage Detached,Garage Door Opener,On Street**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,See Remarks,Washer/Dryer,Water Softener,Window Coverings**  
 Int Feat: **Bathroom Rough-in,Breakfast Bar,Ceiling Fan(s),Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`10" x 5`6"	Living Room	Main	13`0" x 12`11"
Office	Main	8`10" x 5`0"	Dining Room	Main	14`6" x 9`11"
Kitchen	Main	9`11" x 11`0"	Mud Room	Main	6`3" x 4`4"
2pc Bathroom	Main	5`1" x 5`0"	Bedroom - Primary	Second	13`2" x 12`11"
Walk-In Closet	Second	5`1" x 5`7"	5pc Ensuite bath	Second	12`5" x 5`0"
Laundry	Second	6`4" x 5`7"	4pc Bathroom	Second	8`2" x 6`0"
Bedroom	Second	9`0" x 9`7"	Bedroom	Second	10`10" x 9`0"

Walk-In Closet

Second

4`7" x 4`11"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

1611565

Zoning:

R-1N

Remarks

Pub Rmks:

**\*\*\*Huge Price Improvement\*\*\*** Nestled in a secluded community enclave near tranquil wetlands, this meticulously maintained home offers a perfect blend of modern style and rustic elegance. With 3 bedrooms, an office/den, and 2.5 bathrooms including a luxurious 5-piece ensuite, this property promises both comfort and sophistication. Interior Highlights: \*Master Suite: The master suite is a true retreat, boasting a luxurious 5-piece ensuite bathroom designed for ultimate relaxation. It is completed with a jewelry box, sleek black shower trim, and a warm wood feature wall. \*Living Areas: Rustic built-in shelves and warm wood feature walls enhance both the living area and office/den. \*Basement: Fully equipped with electrical setup, including 15 amp and 20 amp circuits for gym equipment such as a treadmill and elliptical. Includes 4 gym lights with extra switches and developed stairs for easy access. Water softener included as well. \*Laundry Room: Designed with a countertop, cabinets, and built-in drying racks for convenience. \*Central Air Conditioning: Provides comfort throughout the year. Exterior Features: \*\*Stucco Exterior: A stylish and durable finish. \*\*The home is enhanced with permanent gemstone lighting, adding a touch of elegance and charm to the exterior. \*\*Garage: Detached double-car garage offering ample parking and storage. \*\*Outdoor Spaces: BBQ Gas Line, Composite deck and wood fence, complemented by beautifully landscaped front and back yards. Community and Location: \*\*\*Lake Community: Located in an exclusive enclave with access to a grand Beach Club featuring a banquet hall, sandy beaches, a splash park, tennis courts, play equipment, a fishing pier, and a non-motorized marina. Enjoy indoor and outdoor fitness equipment, barbeque pits, a hockey rink, and more. \*\*\*Nature and Recreation: Breathtaking views, walking paths, and direct access to the stunning private beach cater to nature lovers. \*\*\*Convenience: Top-rated schools are just minutes away, and the home is close to endless retail options and excellent restaurants. This home combines modern amenities with rustic charm in a peaceful and vibrant community. Every interior selection has been professionally curated, offering a cohesive and modern aesthetic. Move-in ready, it's the ideal choice for both convenience and tranquil living. Call today to schedule a viewing and experience this exceptional property firsthand!

Inclusions:

Property Listed By:

TVs - second bedroom and basement + all TV mounts

First Place Realty

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











