



THE
A-TEAM

**RE/MAX
FIRST**

585 MASTERS Road, Calgary T3M 2W3

MLS®#: **A2157868**

Area: **Mahogany**

Listing Date: **08/19/24**

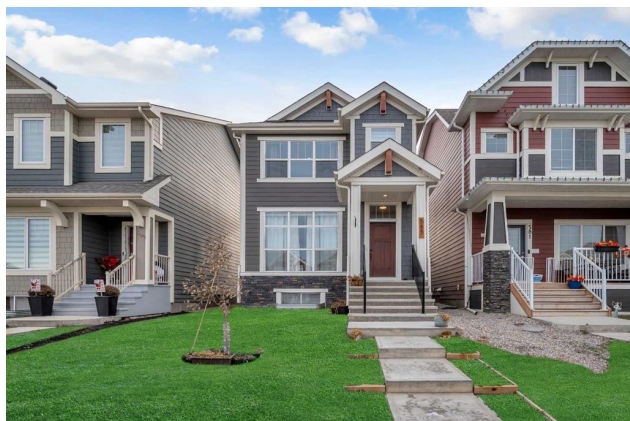
List Price: **\$699,900**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 09-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2021**
Lot Information
Lot Sz Ar: **2,970 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,779**
Low Sqft:
Ttl Sqft: **1,779**

DOM

30
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Lake,Front Yard,Landscaped,Street Lighting,Rectangular Lot**
Park Feat: **Double Garage Detached,Garage Door Opener**

Utilities and Features

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

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

Kitchen Appl: **Built-In Gas Range,Dishwasher,Electric Oven,Microwave,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Storage,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

| Room | Level | Dimensions |
|--------------------------|-----------------|------------------------|
| 2pc Bathroom | Main | 5`0" x 4`10" |
| Kitchen | Main | 13`8" x 15`7" |
| 4pc Bathroom | Upper | 9`0" x 4`11" |
| Bedroom | Upper | 9`0" x 11`6" |
| Bedroom - Primary | Upper | 12`8" x 13`11" |
| 4pc Bathroom | Basement | 8`6" x 4`11" |
| Game Room | Basement | 13`11" x 18`10" |

| Room | Level | Dimensions |
|-----------------------------|-----------------|-----------------------|
| Foyer | Main | 5`2" x 9`2" |
| Living Room | Main | 14`7" x 26`5" |
| 5pc Ensuite bath | Upper | 5`11" x 16`9" |
| Bedroom | Upper | 9`7" x 11`6" |
| Walk-In Closet | Upper | 9`0" x 6`7" |
| Bedroom | Basement | 17`6" x 12`10" |
| Furnace/Utility Room | Basement | 17`8" x 14`9" |

Title:
Fee Simple
 Legal Desc:

1811915

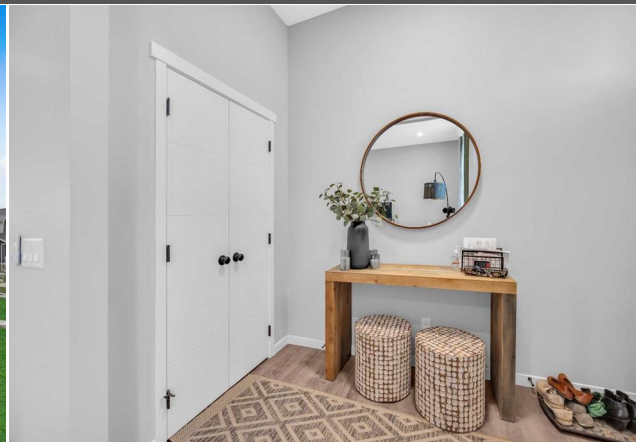
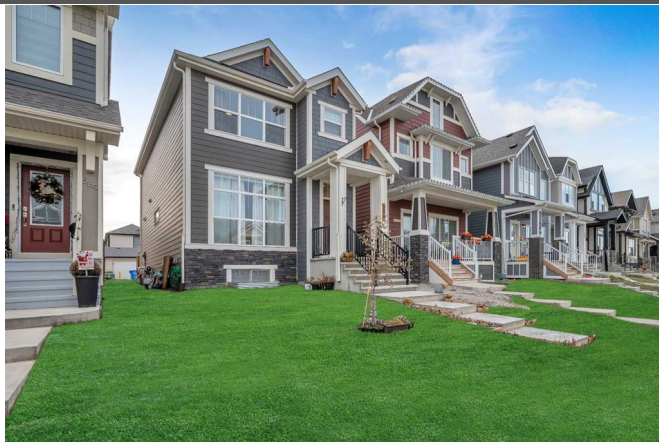
Zoning:
R-1N

Remarks

Pub Rmks: **Welcome to your stunning oasis in the heart of Mahogany, Calgary's premier lake community. This exceptional 1779 sqft single-family home invites you to experience a perfect blend of luxury and functionality. Step into the main floor, where a bright and open layout welcomes you with 10 ft ceilings throughout, creating an airy and spacious ambiance. The living room seamlessly flows into a chef's dream kitchen, boasting a beautiful cabinet selection, built-in appliances, and pot lights that add a touch of sophistication. The dining area completes this space, providing the ideal setting for family gatherings and entertaining guests. Venture upstairs to discover the primary bedroom, a true retreat featuring a lavish 5-piece ensuite. Two additional bedrooms and a well-appointed family washroom offer comfort and convenience for the entire family. The fully finished basement adds valuable living space to this home, featuring a welcoming living room, a spacious bedroom, a bathroom for added convenience, and a storage area to keep everything organized. Step outside into your private sanctuary—the fully fenced backyard, complete with an oversized deck, is the perfect haven for family time, barbecues, and relaxation. To top it all off, there's a newly built DOUBLE DETACHED GARAGE to fulfil your parking needs. Create cherished memories in this spacious outdoor retreat. Living in the Mahogany community grants you exclusive access to the breathtaking Mahogany Lake. This 63-acre masterpiece stands as Calgary's largest lake, boasting an impressive 21 acres of beach area—more than any other community in the city. Mahogany Lake is the ultimate destination for those seeking the fun and relaxation that a lake lifestyle has to offer. Two private beach sites overlooking the lake provide ample space for a variety of activities, from beach volleyball and sandcastle building to simply soaking up the sun. Embrace the opportunity to make this exceptional Mahogany home yours and enjoy the unparalleled beauty and recreation that comes with living in this spectacular lake community. Welcome home to Mahogany, where every day is a vacation. Please call your favorite Realtor to book a Showing !**

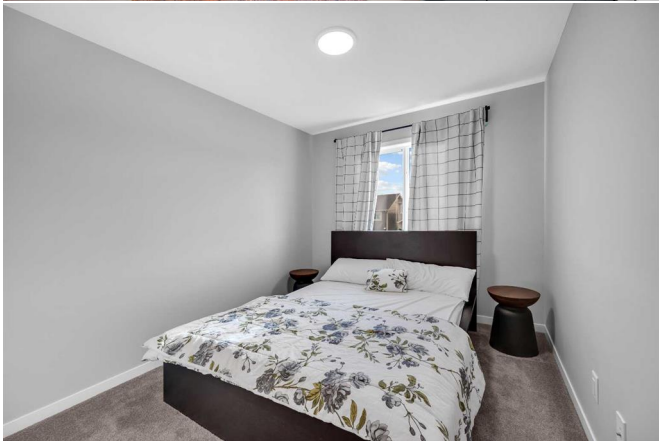
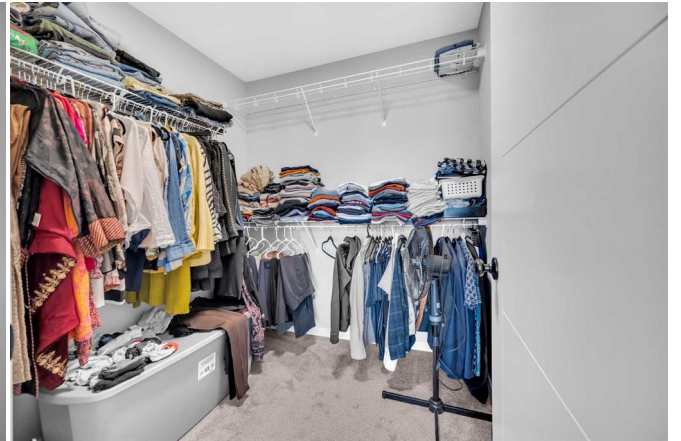
Inclusions:
 Property Listed By: **n/a**
Prep Ultra

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













585 Masters Rd SE, Calgary, AB

Main Floor Exterior Area 899.27 sq ft
Interior Area 811.53 sq ft

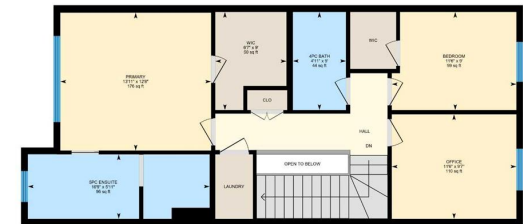


PREPARED: 2024/08/13

White regions are excluded from total floor area in IGAUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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1st Floor Exterior Area 880.20 sq ft
Interior Area 738.91 sq ft
Excluded Area 14.04 sq ft



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Basement (Below Grade) Exterior Area 524.48 sq ft
Interior Area 741.58 sq ft

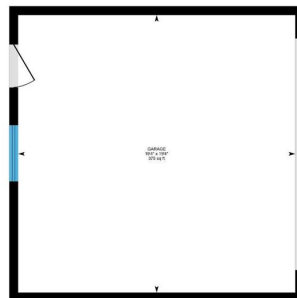


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Garage Excluded Area 424.77 sq ft



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