



THE
A-TEAM

**RE/MAX
FIRST**

225 MASTERS Crescent, Calgary T3M 2N1

MLS® #: **A2162428** Area: **Mahogany** Listing Date: **09/06/24** List Price: **\$689,000**
 Status: **Pending** County: **Calgary** Change: **-\$21k, 12-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2020**
Lot Information
 Lot Sz Ar: **3,950 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,588**
 Low Sqft:
 Ttl Sqft: **1,588**

DOM

13
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,Corner Lot,Front Yard,Landscaped,Level,Rectangular Lot**
 Park Feat: **Double Garage Detached,Garage Door Opener,Garage Faces Rear**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Brick,Cement Fiber Board,Metal Siding ,Wood Frame**
 Flooring: **Carpet,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave,Refrigerator,Washer,Window Coverings**
 Int Feat: **High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters,Walk-In Closet(s)**
 Utilities:

Room Information

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

Game Room

Basement

10`8" x 24`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1710916

Zoning:
R-1N

Remarks

Pub Rmks: **Experience luxury living in this stunning, custom-built Hopewell Aeon model home, nestled on a quiet corner lot in the sought-after lake community of Mahogany. With over 2230 sq ft of living space this fully finished family home exudes modern elegance with its impeccable design and thoughtful details. The exterior quality is easily recognized with the Hardie Pro Grade Cement Fibre siding which has a Class A fire rating, excellent sound proof and insulation value, increased structure and durability, accented with classy brick and metal. The sun-drenched interior is enhanced by extra windows along the side, thanks to its prime corner location, filling the space with natural light. The heart of the home is the open-concept great room, featuring a cozy electric fireplace that invites relaxation. The modern kitchen is a chef's dream, complete with sleek grey shaker-style cabinetry, quartz countertops, a premium gas range, and upgraded stainless steel appliances. The centre island and peninsula are perfect for both casual meals and entertaining guests, while the spacious dining area offers a welcoming space for hosting family and friends. Rounding out the main floor is a privately tucked away 2 pc bathroom and a custom built in mud room perfect for all those winter boots and snow suits after playing in the fenced in yard. The upper level is home to the serene primary suite, boasting a large closet and a luxurious 4 pc ensuite bathroom. Two additional bright and spacious bedrooms share a well-appointed four-piece bathroom, and the convenience of an upper-floor laundry room adds to the home's functionality. Downstairs, the professionally finished lower level extends the living space, offering a cozy family room, a fourth bedroom, and a full bathroom—ideal for guests or a growing family. Outside, the generous backyard is a true retreat, with ample space for kids to play and a newly installed composite deck with a gas line for effortless outdoor living. A double detached garage provides added convenience, and the unique side yard offers more space than typical lots in the area. All that sunlight is bright and warm, but no worries there as you have central air conditioning to keep everything perfectly comfortable. Located in the vibrant community of Mahogany, you'll have access to a range of amenities, including parks, playgrounds, schools, and the lake with its beach, clubhouse, and year-round activities like skating, swimming, and paddleboarding. This home is a rare find and won't be on the market long—schedule a private tour with your Realtor today.**

Inclusions:
Property Listed By: **N/A
Century 21 Bamber Realty LTD.**

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











