

18 MASTERS Villas, Calgary T3M 2N4

MLS®#: A2164920 Mahogany Listing 09/13/24 List Price: **\$895,000** Area:

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:

General Information

Residential Prop Type: Sub Type: City/Town:

Year Built: Lot Information

Lot Sz Ar: Lot Shape:

Detached Calgary

2017 Abv Saft: Low Sqft:

Ttl Sqft: 3,971 sqft

2,404

Finished Floor Area

2,404

<u>Parking</u>

<u>DOM</u>

<u>Layout</u>

Beds:

Baths:

Style:

6

Ttl Park: 4 Garage Sz: 2

5 (41)

3.5 (3 1)

2 Storey

Access:

Back Yard,Interior Lot Lot Feat: Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: Forced Air

Sewer: Ext Feat:

BBQ gas line

Construction:

Cement Fiber Board, Composite Siding, Wood

Frame Flooring: Vinyl Plank Water Source: Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer

Int Feat: Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Tankless Hot Water

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	12`11" x 11`0"	Living Room	Main	14`8" x 12`0"
Family Room	Basement	23`7" x 16`6"	Den	Main	9`5" x 5`7"
Kitchen	Main	13`1" x 10`8"	Bonus Room	Upper	13`11" x 11`7"
Laundry	Upper	8`8" x 6`3"	Furnace/Utility Room	Basement	13`9" x 8`10"
Bedroom - Primary	Upper	15`1" x 11`4"	Bedroom	Upper	11`8" x 11`1"
Bedroom	Upper	15`1" x 9`2"	Bedroom	Upper	13`3" x 9`4"

Bedroom 4pc Bathroom 4pc Bathroom Basement Upper Basement

1810048

10`10" x 10`7"

2pc Bathroom 5pc Ensuite bath Pantry Main Upper Main

Legal/Tax/Financial

Title: Fee Simple Zoning: R-1

Legal Desc:

Remarks

Pub Rmks:

Welcome to this beautifully designed, fully air-conditioned 5-bedroom home, perfectly situated in the heart of Mahogany. Nestled in a quiet cul-de-sac with tons of guest parking, this stunning residence is within walking distance to the exclusive Mahogany Beach Club, offering the ideal blend of convenience and tranquility. Step inside to discover a spacious and open-concept floorplan, perfect for modern family living. The main floor features a welcoming foyer that leads to a charming front office, ideal for those working from home. The gourmet kitchen is a chef's dream, boasting quartz countertops, a central island, and a large eating bar. The dining room, bathed in natural light from large south-facing windows, easily accommodates seating for eight, while the adjacent living room offers a cozy fireplace, creating the perfect space for entertaining or unwinding. Upstairs, a thoughtfully designed central bonus room provides separation between the master suite and the additional bedrooms, ensuring privacy for all. The master bedroom is an elegant retreat, complete with dual walk-in closets, his-and-hers double sinks, a luxurious soaker tub, and a spacious walk-in shower. The upper level also features three generously sized bedrooms, another double sink bathroom, and a conveniently located laundry room. The fully finished basement boasts 9' high ceilings and is piping-ready for future minibar development. A massive recreation room provides ample space for family gatherings or movie nights, and a fifth bedroom and bathroom offer comfortable accommodations for guests or an older teen. This home is completed with hardy board siding, cable-ready for future solar system development and features a tankless water system for efficiency as well as triple pane south facing windows. Less than a 10-minute drive to South Health Campus. Accessible via Deerfoot Trail/Stoney Trail, the location is unbeatable. You'll also enjoy the amenity rich commercial areas in less than 2 minutes. Outside, the large backyard deck with a gas li

Inclusions: Window Coverings

Property Listed By: KIC Realty

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











