



THE
A-TEAM

**RE/MAX
FIRST**

621 MASTERS Road, Calgary T3M 2W3

MLS®#: **A2170469**

Area: **Mahogany**

Listing Date: **10/08/24**

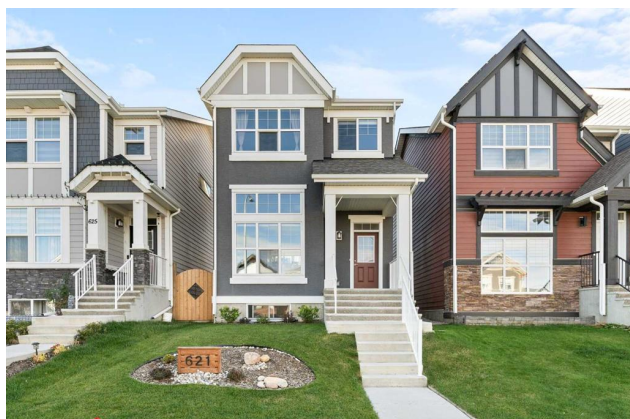
List Price: **\$759,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2019**

Lot Information

Lot Sz Ar: **2,755 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Lawn,Landscaped,Rectangular Lot**
Park Feat: **Off Street,Parking Pad**

DOM

44
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas,Zoned**
Sewer:
Ext Feat: **Private Yard**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Double Vanity,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Separate Entrance,Soaking Tub,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	14`11" x 10`4"
Living Room	Main	17`5" x 13`7"
Walk-In Closet	Upper	8`11" x 4`11"
Kitchen	Basement	17`8" x 5`10"
Bedroom - Primary	Upper	13`7" x 12`6"
Bedroom	Upper	11`2" x 8`11"

Room	Level	Dimensions
Dining Room	Main	13`4" x 10`0"
Laundry	Upper	5`9" x 3`3"
Living Room	Basement	14`2" x 10`3"
Laundry	Basement	6`6" x 2`10"
Bedroom	Upper	13`3" x 9`7"
Bedroom	Basement	11`8" x 10`1"

2pc Bathroom
3pc Bathroom

Main
Upper

5pc Ensuite bath
4pc Bathroom
Legal/Tax/Financial

Upper
Basement

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

1811915

Remarks

Pub Rmks:

EXTREMELY WELL-MAINTAINED home with an **ILLEGAL BASEMENT SUITE**, a sunny **SOUTH BACKYARD** and a popular Jayman Sonata floor plan. **SEPARATE ENTRANCES**, **SEPARATE LAUNDRY** and a **DUAL ZONE FURNACE** create a ton of privacy between the upper levels and the illegal suite. **THE LONG-TERM BASEMENT TENANT WOULD LIKE TO STAY**, making your job as a landlord even easier! **SOARING CEILINGS** in the living room greet you upon entry creating an airy and welcoming atmosphere. Conveniently a powder room is on this level, nicely tucked away giving privacy where needed. **LUXURY VINYL PLANK FLOORING** in a neutral hue runs throughout the main and upper levels, no carpet! **QUARTZ COUNTERTOPS THROUGHOUT** further add to the luxuriousness. The chef of the household will appreciate the **MODERN KITCHEN** that overlooks the backyard with executive features that include **STAINLESS STEEL APPLIANCES**, **FULL-HEIGHT CABINETS**, a built-in **WALL PANTRY**, A **PENINSULA ISLAND** with seating and a dining area that looks down on the living room providing great connectivity. The same gleaming floors are continued onto the upper level. The primary bedroom is a true owner's retreat with backyard views, a large **WALK-IN CLOSET** and an **UPGRADED 5-PIECE ENSUITE WITH DUAL SINKS**. Both additional bedrooms on this level are spacious and bright sharing the upgraded main bathroom. **UPPER LEVEL LAUNDRY** adds a ton of convenience to this clever floor plan. Entirely private from the upper levels the **ILLEGALLY SUITED BASEMENT** creates incredible income potential or a beautiful and private space for multi-generational living. Gorgeously designed in the same **QUALITY FINISHES** as the rest of the home this level impresses with **TALL CEILINGS**, loads of **NATURAL LIGHT**, a full kitchen that includes stainless steel appliances, a large living area, a full 4-piece bathroom, a large bedroom and separate laundry, no need to share with the upper levels! A dual-zone furnace allows for independent heating controls. Barbeque and unwind on the sunny south-facing rear deck in the low-maintenance yard. Tons of off-street parking with ample space for a future garage. This charming **LAKESIDE COMMUNITY** has numerous year-round activities at the beach club plus beautiful **WETLAND PATHWAYS**. Every amenity is close at hand including groceries, restaurants, cafes, unique shops and more at Mahogany Village and neighbouring Auburn Bay. Just a 10 minute drive to the largest YMCA in the world in Seton. Plus easy access to Deerfoot Trail and Stoney Trail when you do need to leave the area. Truly an idyllic location for this beautiful move-in ready, illegally suited home!

Inclusions:
Property Listed By:

Basement appliances: stove, dishwasher, fridge, washer and dryer
eXp Realty

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



