

370 MASTERS Road, Calgary T3M 2T4

MLS®#: **A2170965** Area: **Mahogany** Listing Date: **10/04/24** List Price: **\$655,000**
 Status: **Active** County: **Calgary** Change: **-\$15k, 21-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **2,830 sqft**
 Lot Shape:

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

DOM

17
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard,Gazebo,Low Maintenance Landscape**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding**
 Heating: **Forced Air** Flooring: **Vinyl**
 Sewer: Ext Feat: **Private Yard** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **No Animal Home,No Smoking Home,Pantry**
 Utilities:

Room Information

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

4pc Bathroom

Second

7`11" x 6`4"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

1810701

Zoning:

R-G

Remarks

Pub Rmks:

Welcome to the one of most beautiful and desirable community in Calgary, with two lakes that can fit singles and family's needs. Over 2200 sqf of living area, this well maintained 2 story house in Mahogany. offers 3 bedrooms, 3 bath, the house is just one year old This home is fully upgraded with quartz countertops, beautifully match with grey kitchen cabinets and vinyl floors, high-end lightings, zebra blinds, stainless steel appliances. Also, the laundry is located on the upper floor for your convenience. from the kitchen is access to the big back yard with gazebo/ pergola for nice chill out and relaxing time, leading to newly built double Garage. Great location close to shopping, lake, transit and school. YMCA, Highschool, Cinema, shopping, hospital are just 5 mins away. this house is must see to appreciate it.

Inclusions:

Property Listed By:

Gazebo

First Place Realty

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











