



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**344 MASTERS Crescent, Calgary T3M3W9**

MLS®#: **A2176064**      Area: **Mahogany**      Listing Date: **11/06/24**      List Price: **\$477,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$22k, 22-Jan**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,229**  
 Low Sqft:  
 Ttl Sqft: **1,229**

DOM  
**87**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.5 (2 1)**  
 Style: **3 Storey**

Parking  
 Ttl Park: **1**  
 Garage Sz: **1**

Access:  
 Lot Feat: **Close to Clubhouse,Low Maintenance Landscape,Landscaped,Level**  
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Brick,Cement Fiber Board,Wood Frame**  
 Heating: **Forced Air,Natural Gas**      Flooring: **Ceramic Tile,Laminate**  
 Sewer:      Water Source:  
 Ext Feat: **Balcony,Lighting**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Humidifier,Microwave,Range Hood,Window Coverings**  
 Int Feat: **Breakfast Bar,Double Vanity,Granite Counters,High Ceilings,No Animal Home,No Smoking Home,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>		<b>4pc Ensuite bath</b>	<b>Upper</b>	
<b>4pc Ensuite bath</b>	<b>Upper</b>		<b>Flex Space</b>	<b>Main</b>	<b>9`2" x 10`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`0" x 9`3"</b>	<b>Dining Room</b>	<b>Second</b>	<b>10`0" x 11`5"</b>
<b>Bedroom - Primary</b>	<b>Third</b>	<b>15`0" x 9`3"</b>	<b>Bedroom - Primary</b>	<b>Third</b>	<b>15`0" x 9`8"</b>

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$300

**Fee Simple**  
Fee Freq:  
**Monthly**

R-G

Legal Desc: **TBD**

Remarks

Pub Rmks: **Introducing "The Newport" by Mountain Pacific Homes. This spacious open concept home caters to all lifestyle needs. The U-shaped kitchen, adorned with a single-sided waterfall island, invites culinary adventures and includes appliances. Abundant natural light fills the home through large windows. Step onto the balcony with built-in gas line for outdoor grilling. The central dining area suits family dinners, entertaining, or game nights. Upstairs features 2 master bedrooms, one of which - the 4 piece ensuite boasts a walk-in closet. Also find stacked laundry, and a second master with its own ensuite. Embrace comfort and functionality in this exquisite residence. \*Photos are representative\***

Inclusions: **N/A**  
Property Listed By: **Bode**

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



