



THE
A-TEAM

**RE/MAX
FIRST**

163 MASTERS Heights, Calgary T3M2M8

MLS®#: **A2176479**

Area: **Mahogany**

Listing Date: **11/07/24**

List Price: **\$639,900**

Status: **Pending**

County: **Calgary**

Change: **-\$10k, 13-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2016**

Finished Floor Area

Abv Sqft: **1,778**
Low Sqft:
Ttl Sqft: **1,778**

Lot Information

Lot Sz Ar: **2,960 sqft**
Lot Shape:

DOM

44
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Access:

Lot Feat: **Back Yard,Lawn,No Neighbours Behind,Landscaped,Level**
Park Feat: **Single Garage Attached**

Parking

Ttl Park: **2**
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Brick,Cement Fiber Board**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`7" x 4`10"
Kitchen	Main	12`9" x 12`11"
4pc Bathroom	Upper	
Bedroom	Upper	9`3" x 15`0"
Bonus Room	Upper	13`2" x 9`4"
Bedroom - Primary	Upper	13`2" x 16`11"

Room	Level	Dimensions
Dining Room	Main	5`6" x 12`8"
Living Room	Main	12`11" x 14`3"
4pc Ensuite bath	Upper	
Bedroom	Upper	9`1" x 13`1"
Laundry	Upper	5`5" x 9`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

1611565

Remarks

Pub Rmks:

FORMER SHOWHOME | NO NEIGHBOUR BEHIND YOU | AIR CONDITIONING |STEPS TO THE WETLANDS & THE LAKE Experience life in one of Calgary's most desirable neighborhoods— Lake Mahogany! This property offers lakeside living at its finest. Nestled on a quiet street with no neighbors behind, it boasts great curb appeal, featuring a convenient oversized single attached garage and durable Hardie-board exterior. Step inside to find a meticulously maintained home with hard surface flooring throughout, stylish designer lighting, and soaring 9-foot ceilings. The kitchen serves as a stunning centerpiece, equipped with custom slow-close cabinets that extend to the ceiling, premium appliances, Quartz countertops, a classic subway tile backsplash, and a pantry for added storage. The kitchen opens seamlessly to a bright dining room that has direct access to your deck with BBQ gas line and a private backyard! Adjacent to the kitchen is a spacious living room with a tray ceiling detail and windows that fill the main floor with natural light. Upstairs, discover a large central bonus room ideal for movie nights, a play room or a work area. You'll also find two generously sized bedrooms, a full bathroom, and a convenient laundry room with a built-in linen closet. The expansive primary suite features no neighbors behind, an impressive walk-in closet, and a luxurious 4-piece ensuite with dual sinks. The basement offers endless possibilities with a 3-piece rough-in for plumbing and a sizable egress window. Pride of ownership is evident throughout this home. Experience the family-friendly community of Mahogany, boasting great schools, tennis courts, a community center, plenty of shops, and excellent restaurants. Enjoy 74 acres of wetlands, 22 km of paved pathways, 2 beaches and a 63-acre lake offering year-round activities like swimming, paddle-boarding, skating, and ice-fishing. Don't miss out—book your showing today!

Inclusions:
Property Listed By:

N/A
CIR Realty

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













