



THE
A-TEAM

**RE/MAX
FIRST**

194 MASTERS Avenue, Calgary T3M2B7

MLS® #: **A2177396**

Area: **Mahogany**

Listing Date: **11/08/24**

List Price: **\$565,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,084

Year Built:

2016

Low Sqft:

Lot Information

Ttl Sqft:

1,084

Lot Sz Ar:

2,981 sqft

Lot Shape:

DOM

43

Layout

Beds:

3 (3)

Baths:

1.5 (1 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Back Lane,Landscaped,Rectangular Lot

Park Feat:

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **BBQ gas line**

Construction:

Stucco

Flooring:

Carpet,Ceramic Tile,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Stove,Garage Control(s),Humidifier,Microwave Hood Fan,Refrigerator,Washer,Window Coverings

Int Feat:

Kitchen Island,No Animal Home,No Smoking Home,Pantry,Vinyl Windows,Walk-In Closet(s)

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`6" x 7`7"	Living Room	Main	15`0" x 12`0"
Kitchen	Main	14`6" x 8`11"	2pc Bathroom	Main	5`5" x 4`11"
Bedroom - Primary	Second	13`2" x 11`0"	Bedroom	Second	9`3" x 11`9"
Bedroom	Second	9`5" x 9`0"	Walk-In Closet	Second	5`6" x 8`5"
4pc Bathroom	Second	9`3" x 5`0"			

Title:
Fee Simple
Legal Desc:

Zoning:
R-2M

1413493

Remarks

Pub Rmks: **Welcome to this beautifully maintained, semi-detached home in the highly sought-after community of Mahogany. Offering the perfect blend of modern design and lakeside living, this property features 3 bedrooms, 1.5 bathrooms, and a well-planned layout that makes the most of every square foot. The home is move-in ready, boasting a contemporary feel and a pristine condition thanks to thoughtful maintenance over the years. As you enter, you'll be greeted by an open-concept main floor, perfect for both everyday living and entertaining. The bright and airy living room flows seamlessly into the kitchen & dining areas, creating an inviting space to gather with family and friends. Large windows allow natural light to fill the space, enhancing the home's warm and welcoming atmosphere. The kitchen is functional and modern with quartz countertops and large island. There is plenty of storage and counter space for preparing meals. Heading upstairs, you'll find three good sized bedrooms. The primary has a large walk-in closet and offers a peaceful retreat, while the two additional bedrooms are perfect for family, guests, or a home office. The well-appointed 4-piece bathroom is conveniently located on this level, while a separate half-bath on the main floor adds extra convenience for guests. The home also includes an undeveloped basement, offering the opportunity to create additional living space or use as storage, depending on your needs. The backyard is a quiet oasis, with a large deck with gas line for a BBQ, planter boxes for gardening and plenty of space to relax. A double detached garage provides secure parking and additional storage. Located in Mahogany, one of Calgary's top-rated lake communities, this home places you just steps away from 84 acres of sparkling water and beach—perfect for swimming, kayaking, or simply relaxing by the shore. With 74 acres of naturalized wetlands and 22 km of community pathways, you'll have year-round access to outdoor activities, including walking, cycling, and wildlife watching. The vibrant community also offers a wide range of shops, restaurants, and services, all just a short walk or drive away. This home is not only ideally located but also offers a lifestyle that is hard to beat. Mahogany has consistently been recognized as one of Calgary's best communities, thanks to its combination of natural beauty, recreational opportunities, and modern amenities. If you're looking for a well-maintained home in a family-friendly, active neighbourhood, this is the perfect place to call your own.**

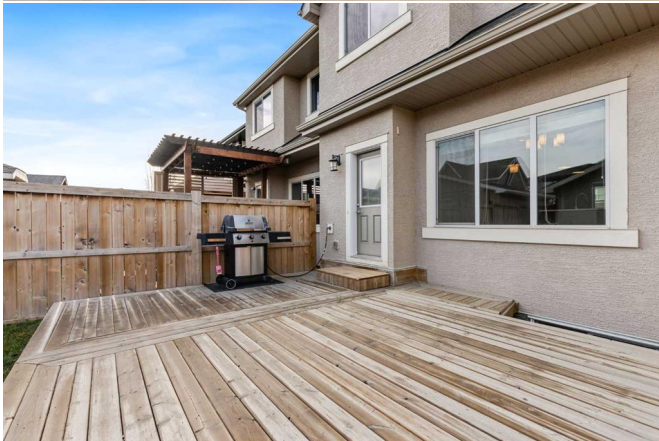
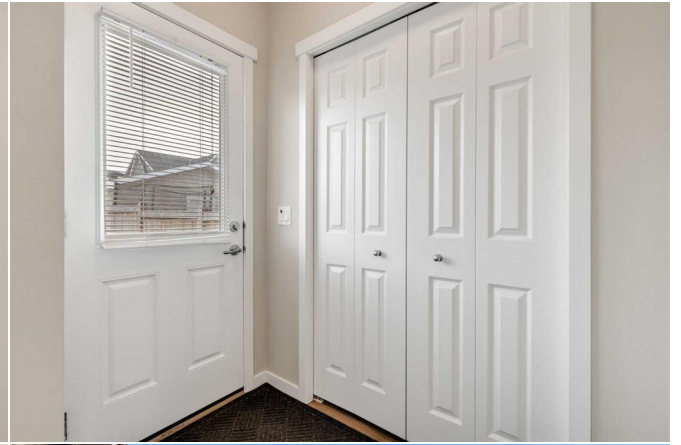
Inclusions: **N/A**
Property Listed By: **The Real Estate District**

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









194 Masters Ave SE, Calgary, AB

Main Building Total Exterior Area Above Grade 1190.12 sq ft



Main Floor
Exterior Area 584.61 sq ft

2nd Floor
Exterior Area 605.51 sq ft



PROFPLAN 23041107

White regions are excluded from total floor area in OBC/BCR floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

BIGUIDE