

## 18 MASTERS Villas, Calgary T3M 2N4

MLS®#:	A2185931	Area:	Mahogany	Listing Date:	01/09/25	List Price: \$885,000
Status:	Pending	County:	Calgary	Change:	None	Association: Fort McMurray



1			DOM	
Residential			23	
Detached			Layout	
Calgary	Finished Floor Ar	ea	Beds:	5(41)
2017	Abv Sqft:	2,404	Baths:	3.5 (3 1)
	Low Sqft:		Style:	2 Storey
3,971 sqft	Ttl Sqft:	2,404		
			Parking	
			Ttl Park:	4
			Garage Sz:	2
			2	
ot Feat: Back Yard,Interior Lot				
Double Garage	Attached			
	Residential Detached Calgary 2017 3,971 sqft Back Yard,Inter	Residential DetachedCalgaryEinished Floor Ar2017Abv Sqft: Low Sqft:3,971 sqftTtl Sqft:	Residential   Detached   Calgary Finished Floor Area   2017 Abv Sqft: 2,404   Low Sqft: 3,971 sqft Ttl Sqft: 2,404   Back Yard,Interior Lot Kard, State Kard, State Kard, State	Residential 23   Detached Layout   Calgary Finished Floor Area Beds:   2017 Abv Sqft: 2,404 Baths:   Low Sqft: 2,404 Style: Style:   3,971 sqft Ttl Sqft: 2,404 Parking   Ttl Park: Garage Sz: Back Yard,Interior Lot Vard, Interior Lot

Utilities and Features

Roof: Heating: Sewer:	Asphalt Shingle Forced Air	2		Construction: Cement Fiber Board,Comp Frame	Cement Fiber Board, Composite Siding, Wood			
Ext Feat:	BBQ gas line			Flooring: <b>Vinyl Plank</b> Water Source: Fnd/Bsmt: <b>Poured Concrete</b>	Flooring: Vinyl Plank Water Source: Fnd/Bsmt:			
Kitchen Appl: Int Feat: Utilities:			icrowave,Refrigerator,Stove(s),Wasl e Vanity,High Ceilings,Kitchen Island	her d,No Animal Home,No Smoking Home Room Information	e,Pantry,Soaking Tub,Tankl	ess Hot Water		
Room Dining Room Family Room Kitchen Laundry Bedroom - Prin Bedroom	mary	Level Main Basement Main Upper Upper Upper	Dimensions 12`11" x 11`0" 23`7" x 16`6" 13`1" x 10`8" 8`8" x 6`3" 15`1" x 11`4" 15`1" x 9`2"	Room Living Room Den Bonus Room Furnace/Utility Room Bedroom Bedroom	<u>Level</u> Main Main Upper Basement Upper Upper	Dimensions 14`8" x 12`0" 9`5" x 5`7" 13`11" x 11`7" 13`9" x 8`10" 11`8" x 11`1" 13`3" x 9`4"		

Bedroom 4pc Bathroom 4pc Bathroom	Basement Upper Basement	10`10" x 10`7"	<b>2pc Bathroom</b> <b>5pc Ensuite bath</b> <b>Pantry</b> Legal/Tax/Financial	Main Upper Main			
Title: <b>Fee Simple</b> Legal Desc:	1810048	Zoning: <b>R-G</b>	Remarks				
Pub Rmks: Inclusions: Property Listed By:	Welcome to this beautifully designed, fully air-conditioned 5-bedroom home, perfectly situated in the heart of Mahogany. Nestled in a quiet cul-de-sac with tons of guest parking, this stunning residence is within walking distance to the exclusive Mahogany Beach Club, offering the ideal blend of convenience and tranquility. Step inside to discover a spacious and open-concept floorplan, perfect for modern family living. The main floor features a welcoming foyer that leads to a charming front office, ideal for those working from home. The gourmet kitchen is a chef's dream, boasting quartz countertops, a central island, and a large eating bar. The dining room, bathed in natural light from large south-facing windows, easily accommodates seating for eight, while the adjacent living room offers a cozy fireplace, creating the perfect space for entertaining or unwinding. Upstairs, a thoughtfully designed central bonus room provides separation between the master suite and the additional bedrooms, ensuring privacy for all. The master bedroom is an elegant retreat, complete with dual walk-in closets, his-and-hers double sinks, a luxurious soaker tub, and a spacious walk-in shower. The upper level also features three generously sized bedrooms, another double sink bathroom, and a conveniently located laundry room. The fully finished basement boasts 9' high ceilings and is piping-ready for future minibar development. A massive recreation room provides ample space for family gatherings or movie nights, and a fifth bedroom and bathroom offer comfortable accommodations for guests or an older teen. This home is completed with hardy board siding, cable-ready for future solar system development and features a tankless water system for efficiency as well as triple pane south facing windows. Less than a 10-minute drive to South Health Campus. Accessible via Deerfoot Trail/Stoney Trail, the location is unbeatable. You'll also enjoy the amenity rich commercial areas in less than 2 minutes. Outside, the large backyard deck with a gas li						

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









