

117 MASTERS Row, Calgary T3M 2R9

List Price: \$679,900 MLS®#: A2186264 Area: Mahogany Listing 01/08/25

Status: Active Calgary None Association: Fort McMurray County: Change:

Date:

General Information

Prop Type: Sub Type: **Detached** City/Town: Calgary

Year Built: Lot Information

Lot Sz Ar: Lot Shape:

Access:

Lot Feat: Park Feat: Residential

Finished Floor Area 2023 Abv Saft:

Low Sqft:

2,949 sqft Ttl Sqft: 1.995

<u>Parking</u>

DOM

Layout

Beds:

Baths:

Style:

1,995

14

Ttl Park: 1 3 Garage Sz:

4 (3 1)

3.5 (3 1)

2 Storey

Utilities and Features

Back Yard, Rectangular Lot

Roof: **Asphalt Shingle**

Heating: Forced Air

Sewer:

Ext Feat: None Construction:

Off Street, Single Garage Attached

Stone, Vinyl Siding, Wood Frame

Flooring:

Carpet, Ceramic Tile, Vinyl Plank

Water Source: Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows

Int Feat: **Utilities:**

Room Information

Room Level Level **Dimensions** <u>Dimensions</u> Room Kitchen Main 15`0" x 13`5" **Living Room** Main 10`0" x 14`6" **Dining Room** Main 8'8" x 14'6" 2pc Bathroom Main 0'0" x 0'0" **Bedroom - Primary** Upper 13`2" x 21`7" Bedroom Upper 9`5" x 12`0" **Bedroom** Upper 9`5" x 11`10" **Bonus Room** Upper 19`1" x 13`11" 4pc Ensuite bath 5`8" x 12`5" 11`1" x 5`0" Upper 4pc Bathroom Upper Laundry Upper 8`9" x 5`8" **Game Room Basement** 17`8" x 16`7" **Bedroom Basement** 11`11" x 12`2" 4pc Bathroom **Basement** 5`0" x 8`7"

Legal/Tax/Financial

Title: Zoning: Fee Simple Legal Desc:

1810158

R-G

Remarks

Pub Rmks:

?Quick Possession Home in Mahogany. Discover this stunning home in the highly sought-after, amenity-rich community of Mahogany. This property offers a fully developed basement, 4 bedrooms, 3.5 bathrooms, and a single front-attached garage. Situated on a lot with no houses backing onto it, this home ensures both privacy and tranquility. Main Floor - The inviting entrance showcases gleaming luxury vinyl plank (LVP) flooring throughout. The main floor features: A spacious mudroom for added convenience, A bright and open living area, A separate dining space, A generously sized kitchen with upgraded cabinetry, modern appliances, a chimney hood fan, and a large pantry. VenturingUpstairs, the home offers:3 well-sized bedrooms, A central bonus area for family relaxation, A laundry room for convenience, A luxurious primary bedroom with a walk-in closet and a 4-piece ensuite, including dual sinks and a glass-enclosed standing shower, 2 additional bedrooms that share a 4-piece bathroom. Basement? is Professionally developed by the builder, the basement features: A spacious recreation room, A large bedroom with an egress window, Another full bathroom. This move-in-ready home is perfect for families and is sure to impress. Don't wait—schedule your private showing today!

Inclusions: N/A

Property Listed By: PREP Realty

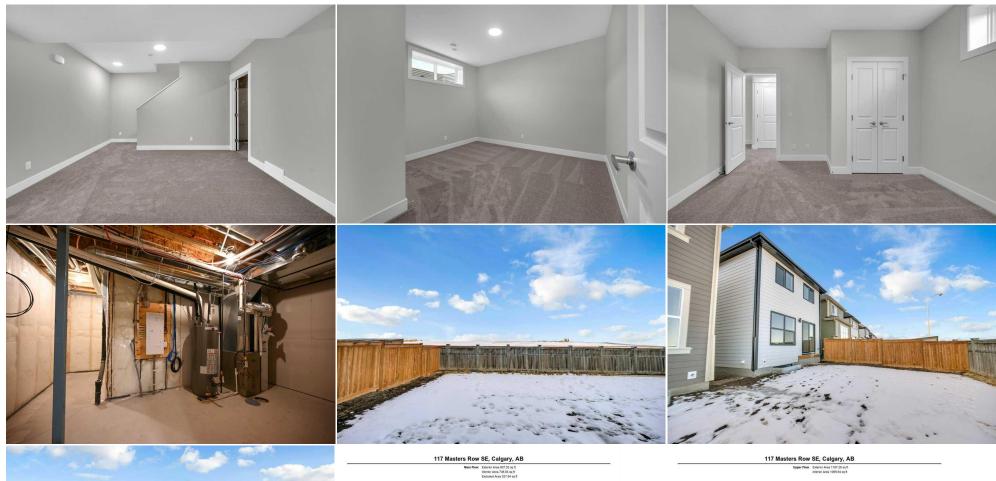
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123















0 5 10 PREPARED 2023/223



0 5 10 MRSHAD XXIX VIZIT XXIX VI

Basemar (Boline Grade) Control Acts 277 25 or 18 States Acts 500 50 or 1



