



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**229 MASTERS Crescent, Calgary T3M2N1**

MLS®#: **A2187849**      Area: **Mahogany**      Listing Date: **01/16/25**      List Price: **\$699,900**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2017**  
Lot Information  
 Lot Sz Ar: **2,755 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,585**  
 Low Sqft:  
 Ttl Sqft: **1,585**

DOM

**6**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Front Yard,Low Maintenance Landscape,Landscaped,Rectangular Lot**  
 Park Feat: **Double Garage Detached,Garage Door Opener,Heated Garage,Paved,Rear Drive**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **BBQ gas line**

Construction: **Brick,Composite Siding,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Ceiling Fan(s),Closet Organizers,Kitchen Island,No Smoking Home,Quartz Counters,Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

| Room             | Level  | Dimensions     | Room              | Level    | Dimensions     |
|------------------|--------|----------------|-------------------|----------|----------------|
| Living Room      | Main   | 12`0" x 13`0"  | Dining Room       | Main     | 13`7" x 10`0"  |
| Kitchen          | Main   | 12`10" x 10`0" | 2pc Bathroom      | Main     | 5`1" x 5`0"    |
| Mud Room         | Main   | 9`5" x 5`5"    | Entrance          | Main     | 5`10" x 5`6"   |
| Office           | Main   | 8`11" x 5`0"   | Bedroom - Primary | Second   | 12`11" x 12`1" |
| Bedroom          | Second | 9`7" x 9`0"    | Bedroom           | Second   | 9`0" x 9`0"    |
| 5pc Ensuite bath | Second | 12`4" x 5`0"   | Walk-In Closet    | Second   | 5`8" x 5`1"    |
| Laundry          | Second | 6`4" x 6`1"    | Family Room       | Basement | 15`11" x 11`5" |

**Bedroom  
Storage**

**Basement  
Basement**

**17`5" x 10`1"  
9`7" x 4`2"**

**4pc Bathroom**

**Basement**

**8`1" x 5`3"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**1710916**

Remarks

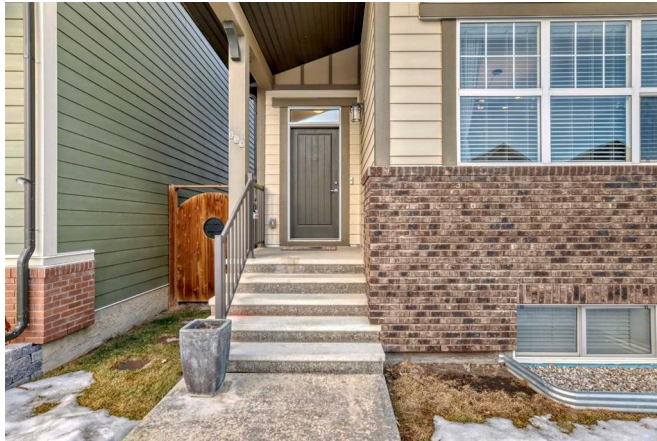
Pub Rmks:

**Welcome to Mahogany!! One of the Best homes in the area, with pride of ownership throughout! This 4 bedroom home has it all. Upgrades and Upgrades with all the little extra's that most people just do not add when building. Kitchen is busting with cabinets, quarts countertops, breakfast bar, Stainless steel appliance's and a large window looking into your private yard. Formal dining room. Spacious living room and office, all on the main floor, plus a 2pc bathroom. 3 bedrooms up, all with custom built in closets, Beautiful ensuite and walk in closet in the master bedroom. 4pc bathroom and an Outstanding Laundry room. The basement is fully developed with a 4pc bathroom, Bedroom, family room and storage. Low maintenance landscaped yard, as in always green grass with no watering as it is not real!! Central Air Condition. Double garage that is insulated and heated, plus a paved alley just to round out the upgrades. A must see!**

Inclusions:  
Property Listed By:

**none  
Royal LePage Mission Real Estate**

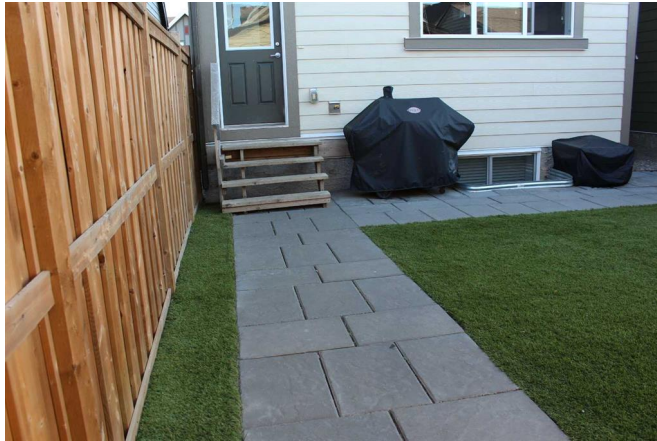
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











ListSimple 229 Masters Cres SE, Calgary - BASEMENT



| Room       | Dimensions     |
|------------|----------------|
| Bedroom    | 11'11" x 11'4" |
| Bath       | 5'0" x 5'0"    |
| Storage    | 17'4'2" x 4'2" |
| Hall       | 11'8" x 1'8"   |
| Mechanical | 8'0" x 4'2"    |
| Recreation | 30'1" x 17'4"  |
| W.C.       | 4'7" x 2'7"    |

Client: Randy Brink January 15, 2023 J&K # 051608

ListSimple 229 Masters Cres SE, Calgary - MAIN



| Room       | Dimensions    |
|------------|---------------|
| Office     | 11'0" x 10'0" |
| Mud Room   | 5'8" x 1'4"   |
| Kitchen    | 10'0" x 10'0" |
| Dining     | 10'0" x 10'0" |
| Living     | 17'4" x 10'0" |
| Hall       | 10'0" x 10'0" |
| Bathroom   | 5'8" x 2'0"   |
| Recreation | 15'0" x 10'0" |
| W.C.       | 4'7" x 2'7"   |

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ListSimple 229 Masters Cres SE, Calgary - UPPER 1



| Room    | Dimensions     |
|---------|----------------|
| Bedroom | 11'1" x 11'11" |
| W.C.    | 4'7" x 2'7"    |
| W.C.    | 4'7" x 2'7"    |
| Bath    | 10'0" x 10'0"  |
| Laundry | 8'0" x 11'11"  |
| Bedroom | 10'0" x 11'11" |
| W.C.    | 4'7" x 2'7"    |
| W.C.    | 4'7" x 2'7"    |
| W.C.    | 4'7" x 2'7"    |

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