



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**69 MASTERS Row, Calgary T3M 2R6**

MLS®#: **A2195093**

Area: **Mahogany**

Listing Date: **02/26/25**

List Price: **\$660,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2019**

Lot Information

Lot Sz Ar: **2,884 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,799**  
Low Sqft:  
Ttl Sqft: **1,799**

DOM

**0**

Layout

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

Parking

Ttl Park: **3**  
Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Landscaped,No Neighbours Behind**  
Park Feat: **Parking Pad,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Garden,Playground,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer**  
Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Tankless Hot Water**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: **Fee Simple**  
Legal Desc: **1810158**

Zoning: **R-G**

Remarks

Pub Rmks: **Experience lakeside living at its finest with this exceptional floor plan! This home seamlessly combines style, comfort, and practicality, making it perfect for both**

entertaining and family living. Entering the home you'll notice the high ceilings & the generous foyer. Walking past the powder room you'll come into the open concept living space. This layout boasts a spacious lifestyle room at the rear of the home, with a central kitchen that flows effortlessly, complemented by knockdown ceiling textures throughout. The kitchen is a true showstopper, featuring a large walk-in pantry, a chimney hood fan, built-in microwave, sleek Quartz countertops, classic white cabinetry extending to the bulkhead, a chic subway tile backsplash, and an undermount sink. The adjacent dining room is ideal for gatherings of all sizes, creating a perfect space for both casual and formal occasions. Upstairs, you'll find a well-positioned entertainment room at the center of the floor plan, offering the perfect spot for family fun. The private master retreat includes a walk-in closet and a luxurious 4-piece ensuite, while two generously sized guest or children's rooms complete the upper level. Step outside through the back door to discover a spacious deck, ideal for dining on warm summer evenings. The meticulously landscaped, fully fenced yard provides a secure and inviting space, perfect for both children and pets to enjoy. Additional features include central air conditioning to keep the home comfortable during the summer months, along with a 25-foot deep single-car garage and a double car parking pad, perfect for accommodating a large truck. The home also boasts a striking stained fiberglass wood front door and a convenient gas line for your barbecue, blending both functionality and elegance. This is a home you simply must see! Situated in the heart of Mahogany, this vibrant community offers everything you need, just minutes from your door. Explore the Urban Village, with its array of shops, restaurants, cafés, fitness studios, and essential services. Whether you're dining at local spots, grabbing coffee with friends, or browsing boutique stores, it's all within reach. Families will appreciate the top-rated schools, while commuters will enjoy easy access to major roadways. Don't miss your chance to call this gem your own—schedule a viewing today before it's gone!

Inclusions:  
Property Listed By: **Century 21 Bamber Realty LTD.**

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



















