



THE
A-TEAM

**RE/MAX
FIRST**

135 MASTERS Heights, Calgary T3M 2M8

MLS® #: **A2206828**

Area: **Mahogany**

Listing Date: **04/01/25**

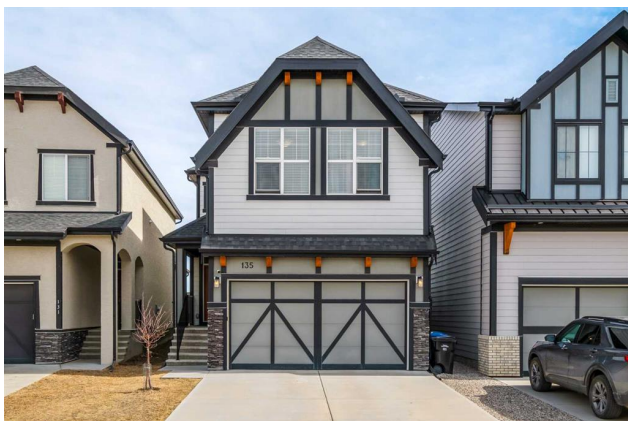
List Price: **\$829,900**

Status: **Active**

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: **3,498 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,298**
Low Sqft:
Ttl Sqft: **2,298**

DOM

19

Layout

Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Garden,Landscaped,No Neighbours Behind,See Remarks
Double Garage Attached,Driveway,Garage Door Opener**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other,Private Yard**

Construction: **Composite Siding,Stone**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Double Vanity,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,See Remarks,Soaking Tub,Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	47`4" x 35`0"
Dining Room	Main	31`2" x 47`0"
2pc Bathroom	Main	0`0" x 0`0"
Bedroom - Primary	Second	50`10" x 57`2"
Bedroom	Second	40`9" x 34`5"
Laundry	Second	28`5" x 19`2"
Game Room	Basement	36`1" x 73`10"

Room	Level	Dimensions
Living Room	Main	42`8" x 53`10"
Mud Room	Main	24`10" x 18`10"
Bonus Room	Second	45`11" x 41`3"
5pc Ensuite bath	Second	0`0" x 0`0"
Bedroom	Second	33`4" x 38`0"
4pc Bathroom	Second	0`0" x 0`0"
Bedroom	Basement	37`9" x 43`6"

4pc Bathroom	Basement	0`0" x 0`0"	Legal/Tax/Financial
Title: Fee Simple		Zoning: R-G	
Legal Desc:	1611565		Remarks
Pub Rmks:	MODERN ELEGANCE MEETS FUNCTIONAL DESIGN IN THIS FULLY UPGRADED MAHOGANY HOME! Step inside this METICULOUSLY MAINTAINED, LIKE BRAND-NEW HOME and experience upscale living with every detail thoughtfully designed. Boasting 4 BEDROOMS, 4 BATHROOMS, and a FULLY DEVELOPED BASEMENT BY THE BUILDER, this home blends everyday comfort with MODERN STYLE. Enjoy a BRIGHT & OPEN-CONCEPT FLOOR PLAN filled with STYLISH MODERN FINISHES THROUGHOUT. The GOURMET KITCHEN is a chef’s dream with HIGH-END APPLIANCES, GAS COOKTOP, sleek cabinetry, and PREMIUM QUARTZ COUNTERTOPS. The spacious dining area flows seamlessly into the BEAUTIFULLY LANDSCAPED BACKYARD, while the cozy living room with a CENTRAL FIREPLACE sets the perfect mood. Stay cool in the summer thanks to CENTRAL AIR CONDITIONING. Upstairs, a CENTRAL BONUS ROOM offers flexible living space, ideal for movie nights or a kids’ play area. The PRIMARY SUITE is a true retreat with STUNNING EAST-FACING PRAIRIE VIEWS and a LUXURIOUS 5-PIECE ENSUITE featuring a soaker tub, glass-surround shower, and dual vanities. Two generously sized guest rooms, an UPPER-FLOOR LAUNDRY ROOM, and another full bathroom complete this level. Downstairs, the FULLY FINISHED BASEMENT extends your living space with a LARGE RECREATION AREA, WET BAR, SPACIOUS FOURTH BEDROOM, and a full 4-piece bathroom, plus extra storage in the mechanical room. Stay energy efficient year-round with a DUAL-ZONED FURNACE, HUMIDIFIER & HRV SYSTEM, and NATURAL GAS WATER TANK. Outside, the REAR PAVING STONE PATIO, DECK, and LUSH GARDENS FILLED WITH FLOWERING SHRUBS create an outdoor oasis. The home’s UNBEATABLE LOCATION BACKING ONTO OPEN PRAIRIE offers tranquil views and even the occasional WILDLIFE SIGHTING. Nestled on a quiet street in the award-winning community of MAHOGANY, you'll enjoy access to a SCENIC LAKE FOR YEAR-ROUND USE, along with ABUNDANT GREEN SPACES, WETLANDS, WALKING PATHS, and convenient proximity to SCHOOLS & SHOPPING. Don't miss your opportunity to call this STUNNING HOME your own— BOOK YOUR PRIVATE SHOWING TODAY!		
Inclusions:	Home security hardware (no contract)		
Property Listed By:	Real Broker		

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

