



GRASSROOTS
REALTY GROUP

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65 Masters Row SE
Calgary, Alberta

MLS # A2233637



\$799,500

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,053 sq.ft.	Age:	2019 (6 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Concrete, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, No Smoking Home, Open Floorplan, Separate Entrance		

Inclusions: na

REDUCED TO SELL!!!! Welcome to a well-maintained lakeside lifestyle living, 5-bedroom fully developed Legal Suite, tremendous value, in the sought-after community of Mahogany. This home seamlessly combines style, comfort, and practicality, making it perfect for both entertaining and family living. Entering the home you'll be greeted by a generous foyer, walking past the powder room you'll come into the open concept living space. This floorplan boasts a kitchen that flows effortlessly, featuring a large walk-in pantry, stainless steel appliance package, a chimney hood fan, built-in microwave, sleek Quartz countertops, and cabinetry extending to the ceiling. The great room, overlooking the large rear backyard with oversize windows, houses a fireplace framed with custom stone and a wood mantle perfect for cozy evenings. Upstairs, you'll find a well-positioned bonus 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 three other generously sized guest or children's rooms completes the upper level. Step outside through the back door to discover a spacious deck, ideal for dining on warm summer evenings, fenced yard provides a secure and inviting space, perfect for both children and pets to enjoy. A fully finished legal suite basement with a separate entrance from the backyard, that boasts a very large fifth bedroom, 4-piece full bathroom, large living room and a stainless-steel appliance kitchen, with lots of cabinet space to the ceiling. Clubhouse, Lake, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths, easy get away via 52nd and Stoney Trail. Don't miss your opportunity to own this perfect family home. A MUST SEE!!!

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