



GRASSROOTS
REALTY GROUP

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195 Masters Avenue SE
Calgary, Alberta

MLS # A2233998



\$759,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,152 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Attached, Garage Faces Rear, Oversized		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Close to Clubhouse, Front Yard, Low Maintenance Landscape, R		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: n/a

Opportunity knocks to own a beautiful and an spacious house just a walking distance to the wetlands and the main beach (Beach Club) . Greeted by an oversized foyer, this home has an immediate feeling of comfort in an open design main floor with the focal lifestyle room showcasing a gas fireplace framed by two drop down beams. Kitchen has a large quartz island, quartz counter tops & stainless steel appliances. The upper floor boasts a front bonus room, two great sized bedrooms and huge primary bedroom at the back for a private & quite setting. Basement has a high ceiling, partitioned and has an unfinished 3-pc bath. The rear attached garage (25' x 20') is huge and insulated. This home is very much love by this original owner. Ready & Move-in condition.