



GRASSROOTS
REALTY GROUP

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127 Masters Link SE
Calgary, Alberta

MLS # A2240670



\$644,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,801 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Gravel Driveway, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Pantry, Quartz Counters, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		

Inclusions: 1 TV Mount

****JAYMAN CERTIFIED FAMILY HOME**** Ideal Location**Steps away from nature, greenspaces, parks, pathways, shopping, transit and located on a family friendly street! Introducing Jayman BUILT's – best-selling "AVID" model with many upgraded features and custom built with a modern warm –cor color palette. All this, plus a FULLY FINISHED BASEMENT featuring 4 bedrooms, 3.5 baths and an ideally located bright DEN / OFFICE, all for your family to enjoy! This award winning design features 9 foot main ceilings, main floor den and stylish yet functional design through out to elevate your experience. Upon entering you will discover almost 2500+ square feet of thoughtfully designed and developed living space for you and your family to enjoy. Featuring a lovely north facing flex space with windows located at the front of the home creates a great work area for the hybrid home office or a wonderful space for a den. The expansive and open main floor offers a kitchen boasting sleek stainless steel Samsung appliances, lovely extended island featuring beautiful Polaire Quartz counter tops, Ceratec Feng Shui Cream Subway tile back splash, Coventry Thermofoil Woodgrain Textured Talc cabinets, Blanco Essential stainless steel undermount sink, Moen Integra Chrome Pullout kitchen faucet and a large walk-in pantry; all over looking the generous designated dining area adjacent to the large living room where you and your family can enjoy creating memories to last a life time. Everyone will appreciate the sizeable mud room at the rear of the home that leads out to back yard where you have room to create your back yard design and double detached garage. On the 2nd level you will discover three sizeable bedrooms with the Primary Bedroom nicely situated at one end of the home with a centralized loft area, laundry room with linen area and full bath

separating the living quarters while the other 2 bedrooms with over sized feature windows overlook the back yard are perfect for friends and family. The spacious Primary includes a full four piece en suite and large walk-in closet with window creating a private space just for you. The FULLY FINISHED lower level offers you a step above the rest with a spacious Family Room boasting a tremendous amount of light design, luxury vinyl plank flooring and wet bar area featuring a gorgeous color palette, quartz counter top, undermount sink with a lovely back splash and black modern hardware, 4th bedroom with large walk-in closet and full bath to complete the space with the same fit and finish reflected as the main area. Located in the award-winning lake community of Mahogany, residents enjoy year-round lake access—from sunny beach days in the summer to skating on the lake in the winter. Steps from restaurants, shops, parks, and pathways with quick access to Stoney Trail, 52nd Avenue, South Health Campus, and the dynamic Seton Urban District. Whether you're starting a new chapter or moving up, The Avid offers the perfect harmony of comfort, community, and design.