



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**7964 Masters Boulevard SE**  
**Calgary, Alberta**

**MLS # A2240962**



**\$780,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,887 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Faces Rear		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Street Lighting		

**Heating:** In Floor, Forced Air, Natural Gas

**Floors:** Hardwood, Laminate, Tile

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Other, Wood Frame

**Foundation:** Poured Concrete

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-G

**Utilities:** -

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Tray Ceiling(s), Walk-In Closet(s)

**Inclusions:** Dining Room Bench, Shed, TV Mounts

This is no ordinary home... It has been thoughtfully designed and filled with unique UPGRADES that truly set it apart. Step into the welcoming front porch-style entry with built-in seating and a convenient closet, along with a bright front office that's perfect for work-from-home days. The kitchen is a showstopper, featuring a 5-burner gas stove, quartz countertops, silgranit sink, and crisp white cabinetry accented by a rich, dark island. The dining area offers custom bench seating, ideal for casual meals or family gatherings, while hardwood flooring flows seamlessly into the living room, where a beautiful stone gas fireplace adds warmth and character. Upstairs, you'll find 3 generously sized bedrooms, a 4-pc bathroom, and a spacious laundry room with built-in shelving and a large window. The primary suite is a true retreat, complete with a tray ceiling, built-in speakers, a walk-in closet, and a luxurious 5-piece ensuite with a soaker tub and double vanity. A rear mudroom provides additional storage and leads out to the deck, while a 2-pc powder room adds extra convenience. The fully finished basement expands your living space with durable laminate flooring, a 3-pc bathroom with heated floors, and a comfortable area to relax or entertain. Enjoy year-round comfort with central air conditioning and built-in speakers throughout the home. The fully fenced yard includes a storage shed, and the composite deck offers the perfect spot to gather around the cozy outdoor gas fireplace for ambience (without the smoke). A paved back alley provides easy access, and the double car garage includes a gas line for a future heater.