



**GRASSROOTS**  
REALTY GROUP

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**65 Masters Row SE**  
**Calgary, Alberta**

**MLS # A2241262**



**\$789,999**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Walk-In Closet(s)		
<b>Inclusions:</b>	NONE		

Price reduced by 10k for quick sale. Welcome to this beautifully maintained 5-bedroom home in Calgary's award-winning lake community of Mahogany SE. This spacious two-Storey features over 2,700 sq ft of living space, a fully finished 1-bedroom legal basement suite, equip with private entrance, laundry and full kitchen. The main floor offers a bright open layout with a gourmet kitchen, quartz counters, built-in stainless-steel appliances, a cozy living room with electric fireplace, and a big pantry. Upstairs, you will enjoy 4 bedrooms including a large primary suite with a 4-piece ensuite and a big bonus room. Just steps from Mahogany Lake, parks, schools, and shopping. Don't miss your chance to live in this sought-after community!