



**GRASSROOTS**  
REALTY GROUP

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**244 Masters Crescent SE**  
**Calgary, Alberta**

**MLS # A2245595**



**\$754,900**

|                  |                                                                             |               |                  |
|------------------|-----------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Mahogany                                                                    |               |                  |
| <b>Type:</b>     | Residential/House                                                           |               |                  |
| <b>Style:</b>    | 2 Storey                                                                    |               |                  |
| <b>Size:</b>     | 2,286 sq.ft.                                                                | <b>Age:</b>   | 2017 (8 yrs old) |
| <b>Beds:</b>     | 3                                                                           | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached                                                      |               |                  |
| <b>Lot Size:</b> | 0.08 Acre                                                                   |               |                  |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscaping |               |                  |

|                    |                                                                                                      |                   |     |
|--------------------|------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Central, Natural Gas                                                                                 | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate                                                                       | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                      | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full, Unfinished                                                                                     | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stucco                                                                                               | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                      | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s) |                   |     |

**Inclusions:** NA

Experience the best of Mahogany living! Welcome HOME, Welcome to 244 Masters Crescent, SE Calgary! This stunning two storey detached home offers over 2250 sq ft. of living space, 3-bedrooms, 2.5 bathrooms, A/C, a Double Attached Garage and it is located in the sought-after neighbourhood of Mahogany in Calgary's South East! From the moment you step through the front door, you'll be greeted by an inviting entryway with a custom feature wall; on the main floor you will find a bright and open living area with large windows, and a cozy electric fireplace, creating a welcoming space for both relaxation and entertaining. -The heart of the home-, the gourmet kitchen is equipped with quartz countertops, stainless steel appliances including a gas stove and a built-in microwave, a large island, and ample cabinetry. A large walk-through pantry connects to the gorgeous mudroom for added convenience. On this level you will find access to your large, fully fenced and landscaped south facing backyard. A convenient 3-piece bathroom is also found in this area. Upstairs, you will find a massive bonus room making it the perfect additional space. The primary suite features a luxurious five-piece ensuite, including a soaker tub, dual vanities, and a glass shower, along with a custom walk-in closet. The upper level also includes a secondary bathroom, as well as two additional spacious bedrooms. A laundry room with a front-load washer, dryer and shelving is also conveniently located on this level. The location of this home is unbeatable with access to the community lake, walking distance to playgrounds, parks, walking paths, East Mahogany Market place with stores, shops, pharmacy, dental office, etc. and year-round/countless amenities the community of Mahogany has to offer, this home offers more than a place to live, it offers the perfect

blend of nature, functionality and convenience. Convenient and easy access to the home by just taking Rangeview Boulevard, which connects onto 88 Street or 52 Street SE, and you'll be on Stoney Trail in no time. Additional features include: Water softener, LED lighting, Ecobee Thermostat, Ring Doorbell, RPR with Compliance, fresh paint in most areas of the home before listing, and 2 more years of Alberta New Home Warranty. This beautiful family home is the one you have been waiting for and is ready for its new owners, checks all the boxes and won't last, book your private showing TODAY!!