



GRASSROOTS
REALTY GROUP

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81 Masters Common SE
Calgary, Alberta

MLS # A2247740



\$929,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,573 sq.ft.	Age:	2014 (11 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Corner Lot		

Heating:	Exhaust Fan, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame, Wood Siding	Zoning:	R-1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, High Ceilings, No Animal Home, Open Floorplan, Quartz Counters, Vaulted Ceiling(s)		

Inclusions: Garage Heater, Irrigation System, E.V car power rough out to garage.

****OPEN HOUSE SATURDAY & SUNDAY August 16th, 1:00pm-4:00pm ****Impeccably Upgraded Mahogany Home –4 Bedroom plus den ,3.5 Bathrooms, with nearly 3,500 Sq Ft of luxury living space. Discover one of Mahogany's best values in this price range, a beautifully upgraded, fully finished home offering over 2,500 sq ft above grade and nearly 3,500 sq ft of total living space. A rare opportunity to own a 5000sq plus SW Corner lot, just steps away from Mahogany's main Beach Key Features: • 4 bedrooms, easily convertible to 5 Bedrooms (4 above grade: 3 up + versatile main floor flex/office, and 1 on lower level) • Designer chef's kitchen with premium Miele & JennAir appliances • Bright open-concept main level with hardwood floors, custom millwork & elegant railings, maximizing the SW sun. • Automated main floor blinds for ease, comfort and privacy • Spa-inspired master retreat with upgraded wooden shelving in closet, and a 5-piece ensuite • Central bonus room for added privacy between bedrooms • Generous upper laundry room for everyday convenience • Professionally finished basement with rec room & wet bar, media room, guest bedroom, and stylish full bath • Garage heater for year-round comfort • Full irrigation system to keep landscaping lush with minimal effort • Quartz countertops, upgraded tilework, air conditioning, and thoughtful design touches at every turn. • Outdoor Appeal: Situated on a spacious SW corner lot, with all day sun starting with east facing front exposure for morning sun, south facing Side to maximize day sun, and west backyard to enjoy the evening sunsets. Fully functional backyard patio retreat, giving the best of a true

indoor/outdoor experience.
stone planters, and an upgraded fence.

• Upgraded landscaping — poured concrete patio & walkways,