

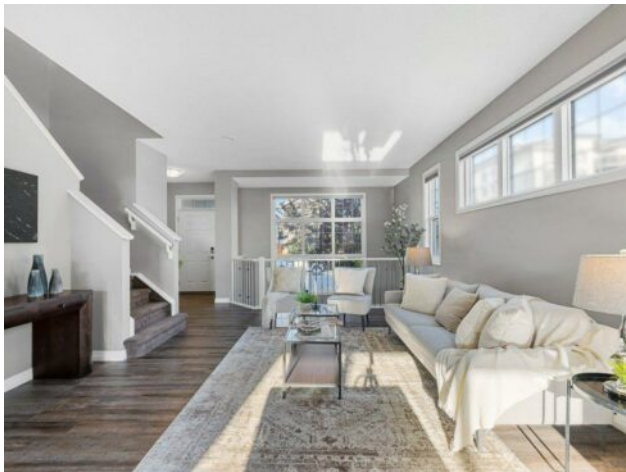


GRASSROOTS
REALTY GROUP

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103 Masters Manor SE
Calgary, Alberta

MLS # A2254294



\$639,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,459 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Lawn, Level, Low Maintenance Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Storage, Walk-In Closet(s)		

Inclusions: N/A

Live the Lake Life in Mahogany! This Jayman built home is truly unique featuring an 18 FOOT BASEMENT ceiling with OPEN to BELOW view from the main living room! This beautifully maintained 2 storey home is ideally situated on a PREMIUM CORNER LOT in one of Calgary's most celebrated lake communities. From the gorgeous curb appeal and incredible landscaping to the sun-filled backyard, this home offers not only a place to live but a lifestyle you'll love. Step onto the inviting front porch, surrounded by meticulous landscaping, and enjoy the peaceful atmosphere of this quiet, family-friendly street. Bright and spacious main level welcomes you with an open concept layout, featuring South & West facing windows that flood the space with natural light. The cozy living room flows into the timeless kitchen with granite countertops, stainless steel appliances, dark shaker-style cabinetry, which flows seamlessly into the dining area where you have direct access to the backyard. No doubt a perfect set up for soaking up afternoon sun & hosting some fantastic get-togethers. The sunny west-facing yard is beautifully landscaped and offers the perfect sense of privacy while still being low maintenance, while the oversized double detached garage provides ample room for vehicles, tools, and gear, with additional outdoor parking potential thanks to the corner lot. Upstairs features 3 bedrooms, including a stylish primary suite complete with a 4 piece ensuite, along with another full 4-piece bath for the family. The partially-finished basement adds valuable living space with a large rec room which can be space utilized for hobbies, a home gym, or media space. What truly sets this home apart is its incredible location in Mahogany, a community built around Calgary's largest lake, where every day feels like a vacation. Enjoy year-round access to

Mahogany Lake with activities like paddleboarding, beach volleyball, swimming, fishing, and skating on the Zambonied ice paths in winter. This is more than a home! It's a lifestyle of connection, recreation, and community. Lots of upgrades include Hunter Douglas powered blinds, Hot Water on Demand, new Cedar deck and A/C to keep you cool in the summer heat! Come check it out!!