

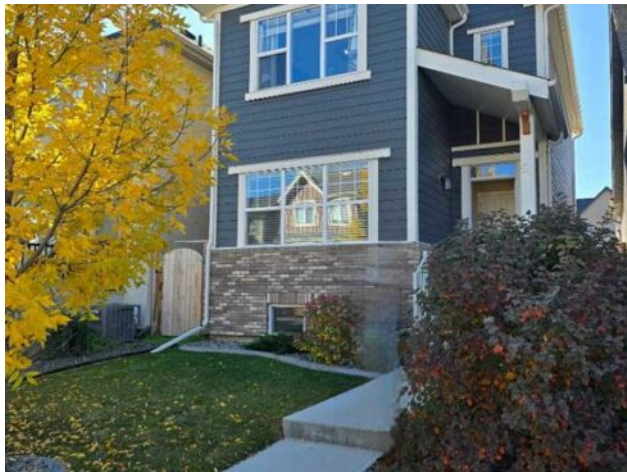


GRASSROOTS
REALTY GROUP

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**53 Masters Crescent SE
Calgary, Alberta**

MLS # A2256870



\$609,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,580 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Back yard lights

* NEW PRICE!!! * Welcome to Lake Living in Mahogany! This beautifully UPGRADED, two-storey 4 bedroom, 3.5 bath family home offers great curb appeal, with hardy board siding, thoughtful landscaping, mature trees and shrubs. Ideally located just STEPS to the WETLANDS, pathways, SCHOOLS, the LAKE and tons of amenities, this home blends style, function, and everyday convenience. A BRIGHT main floor features SOFT NEUTRAL tones, LARGE windows, custom blinds, 9 ft ceilings, and an abundance of natural light, creating a warm and WELCOMING atmosphere. The flex space off the living room is the perfect spot for a home office or play area for the kids! The spacious dining room flows into the FULLY UPGRADED kitchen, complete with QUARTZ countertops, a large BREAKFAST ISLAND, custom cabinetry, tile backsplash, UPGRADED appliances including a GAS STOVE and built in MICROWAVE hood fan, upgraded lighting and fixtures, plus a PANTRY for extra storage. There is a 2-piece bath on the main level and the convenience of a SEPARATE mudroom leading you out to the back yard. Outdoors, enjoy a FULLY fenced, landscaped, south-facing yard with an EXPOSED AGGREGATE patio, and gas BBQ hook-up. There's also room to EXTEND the yard further if desired or the option to ADD a DOUBLE GARAGE. Upstairs, you'll find GORGEOUS primary suite with large windows, CUSTOM blinds, upgraded fixtures, a WALK-IN closet and a SPACIOUS 5-piece ENSUITE with DUAL sinks, QUARTZ counters, SOAKER tub, a STAND UP shower, tile flooring and backsplash and built in SPEAKERS – to enjoy your favorite music while getting ready for your day! Down the hall you will find 2 MORE bedrooms, a full 4-piece bathroom and the convenience of UPPER floor LAUNDRY! The FULLY

DEVELOPED basement adds even more living space with a LARGE family room, a 4th bedroom with walk-in closet, a full 4-pc bathroom, and plenty of storage. With thoughtful upgrades, including CENTRAL AIRCONDITIONING, great curb appeal, and convenient amenities - including the wetlands, parks and playgrounds, community pathways, schools, lake access, sandy beaches, public transit, shopping, restaurants, coffee shops and more - this home is an excellent find in Mahogany - one of Calgary's most sought-after lake communities.