

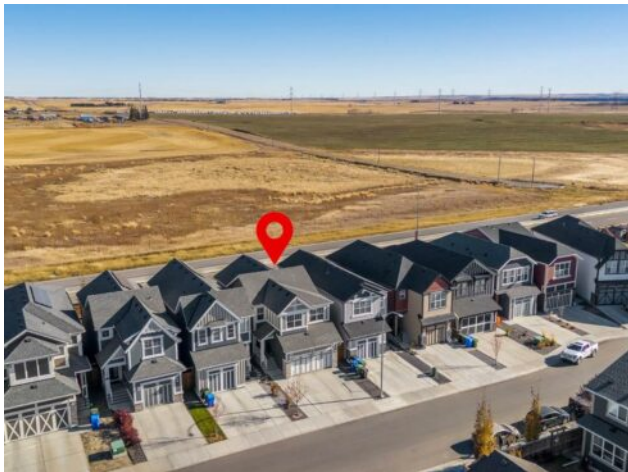


GRASSROOTS
REALTY GROUP

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185 Masters Row SE
Calgary, Alberta

MLS # A2267781



\$749,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,054 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Door Opener, Insulated		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Vinyl Windows		

Inclusions: shed

Welcome to a wonderful place to call home, located in the highly sought-after lake community of Mahogany. This beautiful 2054 sq.ft two-storey residence offers 3 bedrooms and 2.5 bathrooms, making it the perfect fit for a family seeking a peaceful spot in one of Calgary's most desirable neighbourhoods. The main floor features a spacious living room and a bright kitchen with ample cupboard space, a central island, stainless steel appliances, and a convenient walkthrough pantry. A comfortable dining area overlooks the east-facing backyard, allowing you to enjoy the warmth of the morning sun. ***BEAUTIFUL VIEWS OF VAST GREEN SPACE FROM BOTH LIVING AND DINING ROOMS*** Upstairs, you'll find a large bonus room, a generous primary bedroom complete with a five-piece ensuite and walk-in closet, as well as two additional bedrooms and a full four-piece bathroom. The laundry room is conveniently located on this level for added ease. The basement is open and ready for your future development plans, with rough-ins for a bathroom and a large window for a potential bedroom. Every window in the home comes with blinds, and the property is equipped with ***air conditioning*** and ***SOLAR PANELS***—offering comfort and energy efficiency year-round. The drywalled and insulated garage includes built-in shelving for extra storage. Both the front and backyard have been designed for LOW MAINTENANCE, with NO GRASS TO CUT, and a handy storage shed in the back. Mahogany offers an incredible lifestyle with access to its private lake, complete with beaches, a clubhouse, kayaking, swimming, and tennis in the summer, plus skating and hockey in the winter. The community also provides quick access to Stoney Trail via 88th Street and is just minutes away from the South Health Campus, YMCA, and the Seton

shopping district. Families will appreciate the excellent nearby schools, including Mahogany School (K–5), Divine Mercy Elementary (K–6), and Monsignor J. S. Smith Elementary/Junior High (7–9). Don’t miss this opportunity to make Mahogany your home. Book your private showing today before it’s too late!