



**168 Masters Crescent SE
Calgary, Alberta**

MLS # A2268446



\$659,000

Division:	Mahogany	
Type:	Residential/House	
Style:	2 Storey	
Size:	1,940 sq.ft.	Age: 2016 (10 yrs old)
Beds:	4	Baths: 3 full / 1 half
Garage:	Multiple Driveways, Single Garage Attached	
Lot Size:	0.07 Acre	
Lot Feat:	Back Yard, Low Maintenance Landscape, No Neighbours Behind	

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters		

Inclusions: Living room TV stand and shelves, 2nd floor TV stand/cabinets, BBQ Grill and Patio furnitures

Welcome to LAKE PRIVILEGES | BONUS ROOM | LOADS OF UPGRADES | 23' DEEP GARAGE. This stylish 1,940 sq. ft. 4-bedroom, 4-bathroom home, built by award-winning Hopewell, is sure to impress! This home has never been smoked in and no pets have ever lived here. The main floor features 9' ceilings, a spacious front entry, a mudroom off the garage, and a convenient shoe cabinet by the entrance. The upgraded kitchen offers stone countertops, an undermount sink, a stainless steel gas stove, a double-door fridge with water and ice dispenser, under-cabinet lighting, and full-height soft-close cabinets and drawers. A beautiful wide staircase with wrought iron railing leads to the upper level, which boasts a large family room with two skylights, an upper laundry room, and a primary suite large enough for a king bed. The ensuite includes dual sinks and a walk-in shower, and there's also a walk-in closet. Two additional bedrooms and a full bathroom complete the upper level. The basement features 9' ceilings and has been professionally developed with permits, including a living area, bedroom, and full bathroom. The backyard is beautifully landscaped with stone, and includes a solid fence, deck, BBQ, and patio furniture — all in excellent condition. Although this is a single attached garage, the extra-wide driveway easily accommodates two additional vehicles, offering ample parking space. Don't miss this beautifully upgraded home with lake access and exceptional features throughout!