

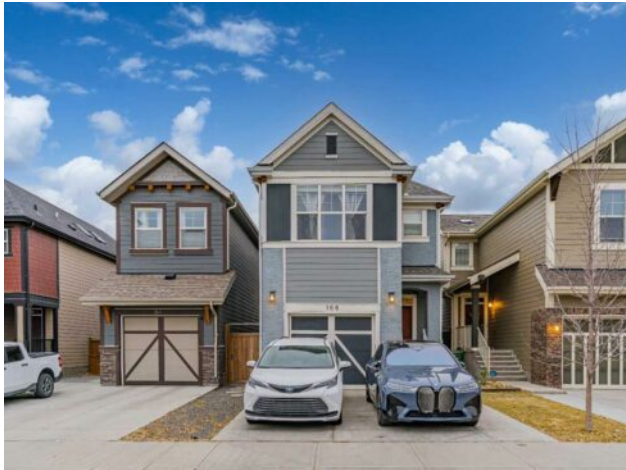


**GRASSROOTS**  
REALTY GROUP

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**168 Masters Crescent SE**  
**Calgary, Alberta**

**MLS # A2268446**



**\$659,000**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!