



**75 Masters Rise SE  
Calgary, Alberta**

**MLS # A2268811**



**\$820,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Mahogany   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 2,126 sq.ft.   | <b>Age:</b>   | 2015 (11 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Front Drive                      |               |                   |
| <b>Lot Size:</b> | 0.09 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Few Trees, Landscaped, Level, Street Lighting |               |                   |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Tile, Vinyl Plank  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Stucco, Wood Frame  | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Storage, Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | N/A  |                   |     |

Welcome to your Lakeside Dream Home! Just steps from the Beach, Clubhouse, and Park Areas, this stylish 3+1 bedroom family home combines comfort and quality in every detail. The open main floor boasts 9' ceilings, hardwood floors, and a cozy gas fireplace, plus a convenient main-floor office. The chef-inspired kitchen offers quartz counters, a large peninsula, stainless appliances, and a butler's pantry. Upstairs, enjoy a bright bonus room, upper laundry, and three spacious bedrooms — including a luxurious primary suite with double sinks, soaker tub, and separate shower. The fully finished basement adds a large rec room, full bath, and 4th bedroom — perfect for guests. Outside, the south-facing backyard is built for entertaining, with a deck, patio, gazebo, and zero-grass landscaping for easy maintenance. Complete with great curb appeal, rear lane access, and walkable access to schools, shopping, and restaurants — This one Checks all the Boxes!