



GRASSROOTS
REALTY GROUP

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**70 Masters Crescent SE
Calgary, Alberta**

MLS # A2270491



\$649,800

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Mahogany | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,431 sq.ft. | Age: | 2016 (10 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Front Yard, Low Maintenance Landscape, Street Lighting | | |

| | | | |
|--------------------|---|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Cement Fiber Board, Stone, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Wet Bar | | |

Inclusions: Garden Shed, Built-in Microwave

Fabulous lake community of Mahogany; this community is one of the best because of all the amenities in this neighborhood. This home is fully developed with loads of upgrades including Central Air Conditioning, luxury vinyl plank flooring throughout the main floor, tankless hot water on demand, baseboards and door casings are upgrades with a unique profile, gas top range and built-in oven and microwave, and remote control blinds in the main living room and breakfast nook. There is a total of four bedrooms and the the basement bedroom can be used as a flex room or office which ever you prefer. There are two large entertaining area that includes the main floor living room and a huge family room in the lower level complete with a lovely wetbar for your convenience. From the main floor living room you can view directly to the lower level and this allows for natural light to the basement family room. The exterior features a large deck for outdoor gatherings, maintenance free artificial turf, a huge double car garage, and the outdoor storage shed is also included. This home is situated in a prime area of Mahogany; close to school, steps away from the wetlands and all it's fabulous walkways, and not to mention the convenience of the entertainment/shopping area all within this community. There is no disappointments here; call for your private viewing today.