



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

184 Masters Rise SE
Calgary, Alberta

MLS # A2281584



\$775,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,345 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Security System (no contract)

WELCOME TO THIS BRIGHT, BEAUTIFUL, THOUGHTFULLY DESIGNED 4 BEDROOM HOME located in the LAKE COMMUNITY OF MAHOGANY. This 4 bedroom, 2 1/2 bathroom home with DOUBLE ATTACHED GARAGE is situated in the coveted lake community of Mahogany. WELL MAINTAINED, it offers a welcoming OPEN CONCEPT MAIN FLOOR with a CONVENIENT DEN, ideal for work-from-home needs or a quiet study. Large windows flood the living spaces with natural light, while a cozy gas fireplace and stylish pot lights create an inviting ambiance. The main floor blends hardwood and tile with a modern aesthetic, featuring a chef's kitchen that will delight any home cook. Cook and entertain in style with a bright kitchen that includes a WALK-IN PANTRY, a CENTRAL ISLAND, QUARTZ COUNTERTOPS, and STAINLESS STEEL APPLIANCES, including a GAS RANGE, HOOD FAN, and a BUILT-IN MICROWAVE. WHITE CABINETS paired with a STONE BACKSPLASH provide a timeless, high-end finish. Upstairs, retreat to a comfortable FAMILY BONUS ROOM perfect for movie nights or a play area. The SPACIOUS PRIMARY BEDROOM offers a walk-in closet and a luxurious 5 PIECE ENSUITE with DUAL SINKS, a SOAKER TUB, and an OVERSIZED SHOWER. Three additional well-sized bedrooms share the well-appointed upper level, along with a LARGE LAUNDRY ROOM featuring ample shelving for easy organization. The unfinished basement provides a blank canvas for future development to suit your needs. The fully fenced and landscaped yard is ready for outdoor enjoyment and gatherings. Mahogany is a premier lake community with schools, parks, playgrounds, pathways, and an abundance of amenities within reach. Shopping, restaurants, and professional services are nearby, making this location

incredibly convenient. DON'T LET THIS BEAUTIFUL HOME SLIP AWAY! BOOK YOUR SHOWING TODAY.