



GRASSROOTS
REALTY GROUP

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15 Masters Place SE
Calgary, Alberta

MLS # A2286577

\$735,000



Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,402 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Quartz Counters, Stone Counters		

Inclusions: N/A

Located in the sought after lakeside community of Mahogany, this home sits on an oversized lot and blends modern design with everyday functionality. Eye catching curb appeal features Hardie Board siding and an insulated double attached garage. The bright, open concept main floor is filled with natural light, showcasing durable laminate flooring and extra pot lights. The kitchen is fresh and timeless with a large island, subway tile backsplash, ample cabinetry, and a convenient walk through pantry. The living and dining areas overlook the sunny south facing backyard with patio doors leading to a spacious deck perfect for indoor outdoor living. A main-floor flex room works well as an office or playroom or spice kitchen, complemented by a tucked away powder room. Upstairs offers excellent separation with a large bonus room, a generous primary retreat with a luxurious ensuite and walk in closet, plus two additional bright bedrooms, a full bathroom, and upper level laundry with sink. The basement is ready for future development with 9' ceilings, bathroom rough in, and large windows. Enjoy summer evenings on the full width, two tiered deck in the private, fully fenced south yard. Ideally located near the lake, pathways, wetlands, schools, shops, and restaurants. This is a fantastic home with a great layout in an unbeatable community. Call today!