



**71 Masters Manor SE  
Calgary, Alberta**

**MLS # A2294724**



**\$629,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,792 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Off Street, On Street, Other, Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, 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, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

**Inclusions:** N/A

Exquisite craftsmanship and modern design define this stunning Jayman BUILT "Avid" model, ideally located in the prestigious lake community of Mahogany. offering over 2,600 sq ft of FULLY DEVELOPED beautifully designed living space, this home delivers the perfect blend of style, function, and lifestyle. Step inside to discover a bright and OPEN FLOORPLAN anchored by a GOURMET KITCHEN featuring an extended flush eating bar, Polaire QUARTZ COUNTERTOPS, undermount Silgranit sink, sleek STAINLESS STEEL Samsung appliances, and elegant pendant lighting. The kitchen flows seamlessly into the spacious dining area and inviting great room, creating an ideal space for both everyday living and entertaining. Just off the kitchen, a well-sized MUDROOM with direct backyard access provides everyday convenience, complete with ample space for storing jackets, shoes, and all of your family's daily essentials. At the front of the home, a VERSATILE FLEX ROOM offers incredible functionality, perfect for a home office, study area, kids' playroom, or additional family space. The main floor is finished with rich harp plank oak laminate flooring, complemented by designer tile in the entryways and powder room. A versatile front flex space and charming veranda add both character and functionality to the home. Stay comfortable year-round with the added bonus of central AIR CONDITIONING. Upstairs, you'll find THREE GENEROUS BEDROOMS, convenient upper floor laundry, and a cozy loft space perfect for a home office or relaxation zone. The primary retreat offers a walk-in closet and a private ensuite designed for comfort and convenience. The fully FINISHED BASEMENT expands your living space with a fourth bedroom, 3-piece bathroom, large recreation area, and bar, making it perfect for guests,

entertaining, or growing families. Located in one of Calgary's most sought-after lake communities, Mahogany offers year-round amenities including beaches, pathways, and an unmatched lifestyle for families. This is your opportunity to own a beautifully finished home in a community you'll enjoy for years to come.