



**195 Masters Avenue SE
Calgary, Alberta**

MLS # A2299129



\$689,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,152 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Attached, Garage Faces Rear, Oversized		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Close to Clubhouse, Front Yard, Low Maintenance Landscape, R		

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

Inclusions: N/A

Opportunity knocks to own a beautiful & spacious house at an affordable price in a most sought after lake community of Mahogany. Over 2100 sq ft of living space! The front porch and stucco/stone exterior create a beautiful curb appeal to the house. Greeted by an oversized foyer, this home has an immediate feeling of comfort in an open design main floor with the focal lifestyle room showcasing a gas fireplace framed by two drop down beams. Bright & spacious living room and dining room. Kitchen has a large quartz island, quartz counter tops & stainless steel appliances. The upper floor boasts a front bonus room, convenient laundry, two great sized bedrooms, and huge primary bedroom (full ensuite and a huge walk-in-closet) situated at the back for a private & quite setting. Big side yard for outdoor entertaining, BBQ gas line and for kids and pets to play. Basement has a high ceiling, partitioned, drywalled and has an unfinished 3-pc bath. Have all the spaces to your creative ideas. The rear attached garage (25' x 20') is huge and insulated. This home is walking distance to the wetlands and the main beach. Mahogany is housed with both Public and Catholic schools. Mahogany School (K-5). Divine Mercy School (K-6)