



**56 Masters Court SE
Calgary, Alberta**

MLS # A2302088



\$1,274,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,703 sq.ft.	Age:	2015 (11 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated C		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Environmental Res		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage		

Inclusions: Shed, Lights On Pergola, Garage Heater.

**** Please click on "Videos" for amazing video Tour **** Stunning views from this fabulous, fully developed 2 storey home, with walkout basement backing directly onto an environmentally protected pond - VERY RARE! Features include: 4 bedrooms up/5 total bedrooms, 3.5 bathrooms, almost 4000 total square feet developed, whisper quiet cul-de-sac, "Gemstone" lights front & back, power blinds, central A/C, insulated/drywalled double attached garage, water softener, Hardie Board siding, main floor office, putting green, newer pergola & fence, heated bathroom floor in basement, upper laundry (attached to primary), solar panels, kitchen under cabinet lighting, touch-less taps, large deck with BBQ gas line and much more! Location is outstanding - super quiet cul-de-sac, backing onto pond, right in the heart of Mahogany, all schools & amenities close by and very easy access to all major routes! HOA fee includes access to Mahogany Lake/Beach Club & all the amazing amenities Mahogany has to offer.